United States Court of Appeals

for the Second Circuit

EXHIBITS

75-7061

UNITED STATES COURT OF APPEALS

for the

SECOND CIRCUIT

TRINITY EPISCOPAL SCHOOL CORPORATION and TRINITY HOUSING COMPANY, INC.,

Plaintiffs-Appellants,

ROLAND H. HARLEN, ALVIN C. HUDGINS and CONTINUE,

Intervening Plaintiffs-Appellants,

v.

GEORGE ROMNEY, SECRETARY OF DEPT. OF HOUSING AND URBAN DEVELOPMENT, S. WILLIAM GREEN, REGIONAL ADMINISTRATOR, DEPT. OF HOUSING AND URBAN DEVELOPMENT, U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT, CHARLES URSTADT, COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL, N.Y. STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL, THE STATE OF NEW YORK, JOHN V. LINDSAY, ALBERT A. WALSH, HOUSING AND DEVELOPMENT ADMINISTRATION OF THE CITY OF NEW YORK, THE CITY PLANNING COMMISSION OF THE CITY OF NEW YORK, DONALD H. ELLIOTT, WALTER MCQUADR, IVAN MICHAEL, GERALD L. COLEMAN, CHESTER RAPKIN, MARTIN GALLENT, ABRAHAM D. BEAME, SANFORD D. GARELIK, PERCY E. SUTTON, ROBERT ABRAMS, SEBASTIAN LEONE, SIDNEY LEVISS, ROBERT T. CONNER and THE CITY OF NEW YORK,

Defendants-Appellees,

STRYCKER'S BAY NEIGHBORHOOD COUNCIL INC.,

Intervening Defendant-Appellee.

EXHIBITS

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PLAINTIFF'S EXHIBIT 22 - FINAL PLAN

CITY OF NEW YORK
BOARD OF ESTIMATE
BUREAU OF SECRETARY
RECEIVED OCT 25 1963
REFERRED CALENDAR
Reg. No. [illegible] Vol. 138

WEST SIDE URBAN RENEWAL AREA

PROJECT N. Y. R-43

THE CITY OF NEW YORK

Housing and Redevelopment Board

November 1960

FINAL PLAN
(URBAN RENEWAL PLAN)

Code No. R-213

A. Table of Contents

Text

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1. Boundaries of the Urban Renewal Area
2. Types of proposed Renewal Actions

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D. Project Proposals

1. Land Acquisition
2. Rehabilitation and Conservation

E. Other Provisions Necessary to Meet State and Local Requirements

F. Procedure for Changes in Approved Plan

Maps

The following maps dated October, 1960 are attached hereto and incorporated herein:

Map 1 - Urban Renewal Area Boundary and Land Acquisition Map; dated 10/60 revised to 4/62
Map 2 - Land Use Map; dated 10/60 revised to 4/62
Map 3 - Redevelopment Areas Land Use Map; dated 10/60 revised to 4/62
Map 4 - Building Setback Map; dated 10/60 revised to 4/62
Map 5 - Rehabilitation Areas Map; dated 10/60 revised to 4/62

Exhibits

Exhibit "A" - Definitions

Exhibit "B" - Tabulation of Real Properties to be Acquired for Clearance and Redevelopment.

Exhibit "C" - General Standards and Controls for Rehabilitation.

Exhibit "D" - Final Plan - Rehabilitation Demonstration Project.

B. Description of Project

1. Boundary Description of the West Side Urban Renewal Area, City of New York, New York

The boundary of the West Side Urban Renewal Area is as shown on Map 1, Urban Renewal Area Boundary and Land Acquisition Map, and is as described hereinafter:

BEGINNING at the intersection of the eastern line of Central Park West with the southern line of W. 97th Street as extended; thence westerly along the southern line of W. 97th Street as extended and the southern line of W. 97th Street to the western line of Amsterdam Avenue; thence southerly along the western line of Amsterdam Avenue to the southern line of W. 87th Street; thence easterly along the southern line of W. 87th Street and said line extended to the eastern line of Central Park West; thence northerly along the eastern line of Central Park West to the point of BEGINNING.

2. Types of Proposed Renewal Actions

This Urban Renewal Plan provides for a variety of renewal actions including clearance and redevelopment, rehabilitation, conservation and the provision of public improvements.

Clearance and redevelopment is proposed principally for areas now dominated by old-law tenements. These buildings, which are substandard because of obsolescence, inadequate layout and design, insufficient light and air and excessive land coverage, are to be replaced with new apartment buildings and needed community facilities.

A program of residential rehabilitation is proposed for areas consisting primarily of brownstones located along the side streets.

All buildings in these areas, particularly the Class "B" rooming houses, will be subjected to rigorous enforcement of all applicable codes and ordinances. In most cases, it is these Class "B" rooming houses which have become hazards to health and safety, as a result of excessive overcrowding and makeshift living accommodations. The renovation of these buildings to provide for standard dwelling accommodations will be encouraged through a variety of techniques, including the use of special mortgage insurance by the Federal Housing Administration, and tax abatement where practical and necessary. The restoration of rehabilitation areas

To create good dwelling accommodations and pleasing environment suitable for family living is a principal objective of this plan.

The City will acquire thirty-six brownstones, in addition to those acquired in the Pilot Project Area, for rehabilitation by the New York City Housing Authority. These buildings will provide additional low rent housing in the project area.

Conservation is proposed for all apartment buildings and community facilities such as public and private schools and churches. The present superior quality of these buildings will be protected and even enhanced by the elimination of blight and decay throughout the area.

Public improvements, necessary to serve and support the urban renewal area, are proposed in this plan. These include a new elementary school, existing public school playground expansions, improved street treatments with attractive landscaping, and the replacement of obsolete utility lines.

C. Land Use Plan

1. Land Use Map

All public rights-of-way, existing land uses to remain and land uses to be established shall be as shown on Map No. 2, Land Use Map.

Except in areas proposed for redevelopment under C2 below, residential uses shall be construed as to include schools, libraries, museums, fraternal or philanthropic organizations, churches, health centers, community centers, medial offices, non-commercial recreational centers and similar uses which are customarily located in and serve residential neighborhoods.

2. Land Use Provisions and Building Requirements Imposed on Property to be Acquired for Redevelopment

In order to achieve the objectives of this Urban Renewal Plan, the use of land in areas for redevelopment will be made subject to the regulations and controls specified in this Section C2 notwithstanding the provisions of any zoning ordinance or regulations now or hereinafter in effect but subject to such regulations.

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a. Land Use Provisions

The principal use of each redevelopment parcel shall be as shown on Map 3, "Redevelopment Areas Land Use Map", and as set forth hereinafter.

1) Residential

The parcels listed below shall be used for multi-family residential purposes, including such supporting facilities as public open areas, appropriate landscaping, off-street parking, and, in some cases, retail commercial and local service uses as specified hereinafter.

Community facility uses such as community centers and medical offices, including the practice of dentistry and osteopathy, are permitted in any residential parcel.

As shown on Map 3:

Parcels 15, 25, 29 and 38 shall be used for public housing.
Parcels 2, 3, 6, 7, 8, 11, 14, 16, 17, 20, 21, 22, 24, 28, 30, 31, 32, 35, 40 and 43 shall be used for tax-abated housing at moderate rentals or carrying charges, and
Parcels 4, 5, 9, 10, 12, 13, 18, 23, 27, 36, 37, 41, 44 and 46 shall be used for full tax-paying housing.

Housing to be developed on tax-abated housing parcels may be provided under the following legislative authority:

Redevelopment Companies Law - Unconsolidated Laws of New York - Section 3401 - 3426; Limited Profit Housing Companies Law - Article XII - Public Housing Law; Housing Companies Law - Article IX - Public Housing Law.

2) C-1 Retail Commercial

The following parcels shall be used for C-1 retail commercial uses, in addition to any required residential uses:

Parcels 4, 5, 9, 12, 13, 16, 17, 30, 31, 32, 35, 36, 40, 41, 43 and 45.

No such C-1 retail commercial use or any part thereof shall be located more than 150 feet from any front lot line along Columbus Avenue or Amsterdam Avenue, except as follows:

Parcel 4 - 200 feet
Parcel 13 - 200 feet
Parcel 17 - 200 feet
Parcel 35 - 275 feet
Parcel 43 - 200 feet

In no case shall the gross floor area per establishment exceed 10,000 square feet.

C-1 retail commercial uses shall be limited to the following:

Antique stores
Art galleries, commercial
Artists' supply stores
Automobile supply store with no repair service
Bakeries, provided that the floor area used for production shall be limited to 750 square feet per establishment
Barber shops
Beauty parlors
Bicycle sales and rental
Bookstores
Candy or ice cream stores
Cigar or tobacco stores
Clothing or clothing accessory shops
Drug or pharmaceutical stores
Dry cleaning or clothes pressing establishments or receiving stations dealing directly with

Sporting or Athletic goods stores
Stamp or coin stores
Stationery stores
Tailor or dressmaking shops, custom, including repair
Television or radio stores
Toy stores
Typewriter sales stores, with incidental repairs
Variety stores
Watch or clock stores or repair shops

3) C-2 Retail Commercial

The following parcels shall be used for C-2 retail commercial, in addition to any required residential uses:

Parcels 1, 7, and 28

Also Parcel 11, may be used for C-2 retail commercial uses.

No such C-2 retail or service use, or any part thereof, shall be located more than 150 feet from any front lot line along Ausble Dam Avenue.

In no case shall the gross floor area per establishment exceed 10,000 square feet.

C-2 retail commercial uses shall be limited to the following:

All uses permitted in C-1 retail commercial areas
Automobile driving schools (off-street parking space required for each training car)
Business schools or colleges
Catering establishments
Clothing or costume rental establishments
Electrical, glazing, heating, painting, paperhanging, plumbing, roofing or ventilating

ultimate consumers, limited to 2,000 square feet of floor area per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.

Dry goods or fabrics stores

Eating and drinking places including entertainment by not more than one person, and also including outdoor table service

Electrical or household appliances

Electrolysis studios

Florist shops

Food stores, including supermarkets, grocery stores, meat markets or delicatessen stores

Furniture stores

Furrier shops, custom

Gift shops

Hardware stores including garden supplies

Interior decorating establishments, provided that floor area used for processing, servicing or repairs shall be limited to 750 square feet per establishment

Jewelry or art metalcraft shops

Laundry establishments, hand or automatic self-service

Leather goods or luggage stores

Locksmith shops

Medical or orthopedic supply store

Millinery stores

Music or record stores (No amplified sound permitted outside of store)

Newsstands only within principal buildings

Paint and wall paper stores

Pet Shops

Package liquor stores

Photographic equipment or supply store

Picture framing shops

Sewing machine stores, selling household machines only

Shoe stores

Shoe or hat repair shops

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contractor's establishments, limited to 2,500 square feet of floor area per establishment
Exterminators
Musical instrument repair shops
Photographic developing or printing establishments limited to 2,500 square feet
Physical culture or health establishments, including gymnasiums, reducing salons, masseurs, or steam baths
Studios, music, dancing or theatrical
Umbrella repair shops

4) General Office and Banking

The following parcels may be used for general office and banking uses, in addition to any required residential or other uses:

Parcels 1, 11, 20, 21, 24, 25, 44, 45 and 46.

No such use shall be located more than 150 feet from any front lot line located along Columbus Avenue or Amsterdam Avenue.

Office uses shall include but not be limited to such uses as law, architecture, loan office, travel bureau, real estate or investment, insurance, provided that the gross floor area of each such establishment does not exceed 2,500 square feet, except as permitted by the Housing and Redevelopment Board.

5) Public

Parcel 26 shall be used for a public elementary school (P.S. 84) together with such supporting facilities as a school playground and landscaped areas.

The following properties, identified on Map 5, in addition to those designated in the plan for the Pilot Project are

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Parcels 19 and 39 shall be used as public school playground to serve JHS 118 and P.S. 166 respectively.

6) Semi-Public

Parcel 33 and 34 shall be used for institutional uses.

Parcel 42 shall be used as a site for school facilities.

b. Building Requirements and General Provisions

1) Building Requirements

The building requirements concerning proposed uses, maximum densities, maximum permitted building bulk, minimum required open spaces and the minimum number of off-street parking spaces for each redevelopment parcel shall be as set forth in Table 1 following.

The minimum required building setbacks shall be as shown on Map 4, Building Setback Map.

3. Land Use Provisions and Building Requirements Imposed on Property to be Acquired for Rehabilitation

The properties described in Section D.1.a. (3) of this plan are to be acquired by the City of New York for rehabilitation. Such rehabilitation shall be accomplished in accordance with the General Standards and Controls for Rehabilitation set forth in Exhibit "C".

TABLE I

PROPOSED USES AND BUILDING REQUIREMENTS FOR REDEVELOPMENT PARCELS IN WEST SIDE URBAN RENEWAL AREA

Parcel	Proposed Use*	Maximum Residential Density: Rooms	Maximum Residential Density: Dwelling Units	Building Bulk** (Floor Area in Sq. Ft.): Building Maximum	Non-Residential Use: Required Minimum	Non-Residential Use: Permitted Maximum	Open Space Minimum in Square Feet	Parking***
1 & 2	Residential, C2 Ret. Comm., Gen O.& B.	1,440	340	396,000	7,000	16,000	25,700	40
3	Residential	250	60	62,000	-	-	4,600	20
4	Residential, C1 Ret. Comm.	1,310	350	382,000	10,000	12,000	22,000	40
5	Residential, C1 Ret. Comm.	930	250	275,000	8,000	10,000	10,000	40
6	Residential	1,070	250	270,000	-	-	22,000	40
7	Residential, C2 Ret. Comm.	900	210	240,000	10,000	12,000	15,000	42
8	Residential	936	220	230,000	-	-	17,000	40
9	Residential, C1 Ret. Comm.	785	210	235,000	9,000	11,000	11,000	42

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Parcel	Proposed Use*	Maximum Residential Density		Building Bulk** (Floor Area in Sq. Ft.)				Parking***
		Dwelling Rooms	Units	Building Maximum	Non-Residential Use Required Minimum	Non-Residential Use Permitted Maximum	Open Space Minimum in Square Feet	
10	Residential, C1 Ret. Comm.	1,010	273	30[illegible],000	9,000	11,000	14,000	40
11	Residential, C2 Ret. Comm., Gen. O and B.	1,050	250	28[illegible],000	-	15,000	25,000	46
12	Residential, C1 Ret. Comm.	840	224	2[illegible],000	14,000	16,000	14,000	43
13	Residential, C1 Ret. Comm.	1,150	310	34[illegible],000	17,000	20,000	35,000	45
14	Residential	380	90	[illegible],000	-	-	7,000	45
15	Residential (Public Housing)	307	70	[illegible],000	-	-	15,750	15
16	Residential, C1 Ret. Comm.	750	175	20[illegible],000	10,000	12,000	7,000	41
17	Residential, C1 Ret. Comm.	1,120	265	29[illegible],000	11,000	13,000	22,000	46
18	Residential	240	65	6[illegible],000**	-	-	7,500	50
19	Public (School Playground)	-	-	-	-	-	21,400	-
20	Residential, Gen. O. and B.	860	203	22[illegible],000	-	12,000	14,000	43

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Parcel	Proposed Use*	Maximum Residential Density		Building Bulk** (Floor Area in Sq. Ft.)			Open Space Minimum in Square Feet	Parking***
		Rooms	Dwelling Units	Building Maximum	Non-Residential Use Required Minimum	Non-Residential Use Permitted Maximum		
21	Residential Gen. O. and B.	840	200	220,000	-	10,000	12,000	42
22	Residential	510	120	126,000**	-	-	22,000	50
23	Residential	730	190	205,000	-	-	25,000	49
24	Residential Gen. O. and B.	860	202	225,000	-	12,000	15,000	43
25	Residential (Public Housing) Gen. O. and B.	785	165	180,000	-	10,000	12,000	15
26	Public (Elementary School)	-	-	180,000	-	-	40,000	-
27	Residential	230	62	65,000	-	-	8,000	30
28	Residential, C2 Ret. Comm.	680	160	185,000	12,000	15,000	17,000	43
29	Residential (Public Housing)	1,800	400	400,000	-	-	75,000	15
30	Residential, C1 Ret. Comm.	680	160	185,000	12,000	15,000	17,000	43
31	Residential, C1 Ret. Comm.	810	190	220,000	12,000	14,000	13,000	43

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Parcel	Proposed Use*	Maximum Residential Density		Building Bulk** (Floor Area in Sq. Ft.)			Open Space	Parking***
		Rooms	Dwelling Units	Building Maximum	Non-Residential Use Required Minimum	Non-Residential Use Permitted Maximum	Minimum in Square Feet	
32	Residential, C1 Ret. Comm.	1,080	250	285,000	12,000	15,000	27,500	46
33	Semi-Public	-	-	14,000	-	-	2,000	-
34	Semi-Public	-	-	14,000	-	-	2,000	-
35	Residential, C1 Ret. Comm.	1,560	365	430,000	15,000	18,000	50,000	48
36	Residential, C1 Ret. Comm.	815	215	240,000	8,000	10,000	12,000	43
37	Residential	20	5	6,000	-	-	1,000	-
38	Residential (Public Housing)	810	170	180,000	-	-	10,000	15
39	Public (School Playground)	-	-	-	-	-	17,000	-
40	Residential, C1 Ret. Comm.	920	215	250,000	15,000	18,000	17,000	44
41	Residential, C1 Ret. Comm.	1,120	300	330,000	16,000	19,000	30,000	46
42	Semi-Public	-	-	21,000	-	-	2,644	-
43	Residential, C1 Ret. Comm.	1,060	250	280,000	15,000	18,000	28,000	46

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Parcel	Proposed Use*	Maximum Residential Density		Building Bulk** (Floor Area in Sq. Ft.)			Open Space Minimum in Square Feet	Parking***
		Rooms	Dwelling Units	Building Maximum	Non-Residential Use Required Minimum	Non-Residential Use Permitted Maximum		
44	Residential, Gen. O. and B.	810	216	240,000	-	10,000	10,000	42
45	C1 Ret. Comm., Gen. O. and B.	-	-	6,000	3,000	6,000	1,600	-
46	Residential, Gen. O. and B.	450	120	130,000	-	6,000	8,000	43

* Proposed Use:

C1 Ret. Comm. = C1 Retail Commercial
C2 Ret. Comm. = C2 Retail Commercial
Gen. O. & B. = General Office and Banking

** Buildings erected on Parcels 18 and 22 shall not exceed 8 stories in height.

*** Minimum number spaces given as per cent of dwelling units.

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2) General Provisions

a) Plazas

Plazas, open and accessible to the public, shall be provided in parcels 4, 11, 13, 35, 41 and 43.

Each plaza shall be attractively designed and landscaped.

No plaza shall be higher than 2 feet above the highest adjoining curb nor lower than 2 feet below the lowest adjoining curb.

The minimum area of each plaza shall be as follows:

Parcel 4	-	12,000 square feet
Parcel 11	-	18,000 square feet
Parcel 13	-	20,000 square feet
Parcel 35	-	16,000 square feet
Parcel 41	-	22,000 square feet
Parcel 43	-	20,000 square feet

There shall be pedestrian access to any plaza from each adjacent street.

b) Commercial Floor Area Location

No. C-1 or C-2 retail commercial or general office and banking uses shall be permitted above the first story of any building except that two floors of such commercial uses shall be permitted in (1) any portion of a residential building where there is an effective separation from all dwelling uses as determined by the Housing and Redevelopment Board and (2) a building containing no residential dwelling uses.

c) Off-Street Parking

All off-street parking spaces shall be enclosed and may be located beneath or above ground level. Each parking space shall be at least 200 square feet in area and have proper access.

d) Off-Street Loading

At least one off-street loading berth shall be required for each retail or other commercial use which exceeds 8,000 square feet of floor area. Such off-street loading berth shall be at least 33 feet in length, 12 feet in width and 14 feet in height.

e) Sign Regulations

Signs shall be flush mounted on buildings. The total surface area in square feet of a sign or signs shall not be more than two times the street frontage (in feet) for each commercial establishment.

No sign shall be located more than 14 feet above curb level except for a two-story commercial building where no sign shall be higher than 22 feet.

The surface brightness of illuminated signs shall not exceed 100 foot lamberts. Neon, argon or other gaseous tube illuminated signs and flashing signs shall not be permitted.

c. Duration of Controls

This Urban Renewal Plan and/or any modification thereof shall be in force and effect for a period of forty (40) years from the date of approval of this Urban Renewal Plan by the City of New York. The termination of this Urban Renewal Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color or national origin in the sale, use or occupancy thereof.

d. Applicability of Requirements Under C2a and C2b to Real Property Not to be Acquired

The provisions of C2a and C2b above are applicable only to areas proposed for acquisition and redevelopment, and to Parcel 26 which is not to be acquired.

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property Proposed to be Acquired for:

1) Clearance and Redevelopment

Real properties to be acquired for clearance and redevelopment are as shown on Map 1, Urban Renewal Area Boundary and Land Acquisition Map, and are as listed in Exhibit "B" to this Urban Renewal Plan.

2) Public Facilities

Certain properties proposed for clearance and redevelopment under D.1.a. (1) above, are to be utilized for public facilities.

These parcels to be acquired by the urban renewal project and the proposed use are as follows:

- Parcel 19: school playground to serve J.H.S. 118 (Joan of Arc Junior High School).

- Parcel 39: school playground to serve P.S. 166, a public elementary school.

The site of P.S. 84, shown as Parcel 26 to be used for a new school and playground, has been acquired by the City of New York and is not to be acquired by the urban renewal project.

3) Rehabilitation

Map 5, Rehabilitation Areas, defined those parts of the urban renewal area, proposed for rehabilitation activities. Also shown on this map is the delineation of the Rehabilitation Demonstration Pilot Project (Pilot Project) which is a part of the West Side Urban Renewal Area.

The following properties, identified on Map 5, in addition to those designated in the plan for the Pilot Project, are to be acquired for rehabilitation for low rent public housing:

Block 1203: Lots 112, 13, 14, 51, 52, 53

Block 1204: Lots 21, 22, 23, 123, 24, 140, 41, 42, 142, 43, 44, 45, 145, 46, 47, 147, 56, 156, 57, 58

Block 1224: Lots 115, 16, 17, 18, 118, 19, 20, 21, 121, 22

The City of New York will not acquire for rehabilitation any other buildings within the project area, except as provided in Section D.1.b. of this plan, and as provided in the plan for the Pilot Project.

The plan for the Pilot Project, adopted by the Board of Estimate, was prepared under the provisions of 72-m and 72-l of the General Municipal Law of the State of New York and Section 314 of the National Housing Act of 195- as amended to date.

The plan for the Pilot Project provides for the acquisition and rehabilitation by the City of New York of not more than 7 Class "B" rooming houses to demonstrate various types of rehabilitation which can be accomplished feasibily. Upon completion of the rehabilitation of these buildings they will be sold by the City of New York to purchasers at a fair market value in accordance with the provisions of applicable law.

The plan for this Pilot Project also provides for acquisition of not more than 13 additional Class "B" rooming houses by the City of New York and the sale of these to purchasers willing to covenant to rehabilitate such buildings in accordance with the general standards set forth in Exhibit "C" attached hereto.

The buildings discussed above will be selected from among the 35 Class "B" rooming houses located in the Pilot Project area. Since a major objective of the Pilot Project is to test and demonstrate the effectiveness of voluntary rehabilitation by existing owners, as well as through techniques involving acquisition by the City of New York, the city may vary the number of buildings to be acquired, and disposed of prior to and after rehabilitation, as the situation requires

The plan for the pilot project and this urban renewal plan provides for the acquisition and rehabilitation for public housing use by

the New York City Housing Authority of the properties identified as Lots 50-52, Block 1207 on Map 5, Rehabilitation Areas Map.

The Final Plan (Urban Renewal Plan) dated February 1960 for the Pilot Project NY D-5 shall be deemed to be merged with the Final Plan (Urban Renewal Plan) for the West Side Urban Renewal Area, Project No. NY R-43. Said Final Plan for the Pilot Project No. NY D-5 as set forth in Exhibit D, is incorporated herein and made a part hereof as if fully set forth.

b. Special Conditions Under Which Properties Not Designated for Acquisition May be Acquired

A continuous and vigilant enforcement of the applicable existing laws, codes, ordinances and regulations of the City of New York will be in effect and in force within all rehabilitation areas. All properties shall be required to meet at least the minimum standards contained in these city codes and ordinances and all applicable laws, codes, and regulations of the State of New York.

In addition, owners of all buildings, particularly rooming houses, will be encouraged to rehabilitate with the rehabilitation standards contained in this Urban Renewal Plan.

In order to insure the elimination of all substandard conditions in rehabilitation areas as a principal objective of this Urban Renewal Plan, and to aid in the substantial improvement of these areas, the city reserves the right to acquire any property which:

1) is not brought into compliance with all of the above mentioned laws, codes, ordinances and regulations within a reasonable period of time, or

2) is in such a substandard condition that the correction thereof cannot be accomplished through the enforcement of these laws, codes, ordinances and regulations, or

3) is considered as detrimental to the surrounding residential environment and not in accordance with the objectives of this Urban Renewal Plan, in terms of use, degree of occupancy or physical condition.

Any property acquired by the City under these conditions will be sold at fair value and in accordance with the provisions of applicable law to a purchaser who is willing to covenant with the City to rehabilitate the property in compliance with the requirements of this Urban Renewal Plan.

2. Rehabilitation and Conservation

The standards for the rehabilitation of residential properties are set forth in Exhibit "C", "General Standards and Controls for Rehabilitation", attached hereto and made a part hereof.

3. Redevelopers Obligations

a. The regulations and controls in Section C will be implemented, where applicable, by appropriate covenants or other provisions in the agreement for land disposition and conveyance executed pursuant thereto.

b. The redeveloper shall devote the land only to the uses specified in this Urban Renewal Plan.

c. The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the contract between the City of New York, and the redeveloper.

In any event, such construction will begin within twelve (12) months from the date of conveyance.

d. The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York.

e. No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the City of New York, or by a redeveloper or any of his successors or assignees, whereby land in the project area is restricted by the City of New York, or the redeveloper upon the basis of race,

creed, color, or national origin in the sale, lease, use of occupancy thereof. Appropriate covenants running with the land forever, which will prohibit such restrictions, shall be included in the disposition instruments.

f. Detailed architectural and site plans, and working drawings and specifications for the construction of improvements on the land shall be submitted to the City of New York by each redeveloper, prior to commencement of construction, for review and approval so that the City may determine compliance of such plans with the Urban Renewal Plan.

E. Provisions Necessary to Meet State and Local Requirements

The following statements on the various aspects of the Urban Renewal Plan are included in order to comply with Section 72m of the General Municipal Law of the State of New York.

1. Proposed Land Uses

Proposed land uses for the urban renewal area are set forth in Section C of this Urban Renewal Plan.

2. Traffic and Transportation Circulation

Proposed land uses have been interrelated with the proposed pattern of traffic and transportation circulation by:

a. providing for limited building bulks and lower densities along most side streets in order to maintain a quiet, residential atmosphere and thereby minimize the traffic requirements on these streets;

b. planning for the physical improvements of most streets and avenues to facilitate traffic circulation and to create a more attractive area.

c. requiring building setbacks wherever practical and desirable in order to permit more open space between buildings and street traffic.

3. Proposed Improvement of Streets

Considerable improvement in the street system is proposed. Columbus Avenue is to be transformed into an attractive residential and shopping street with wide landscaped sidewalks and recessed parking bays. Mandatory setbacks of at least 15 feet will increase the effective width of Columbus Avenue from 100 to 130 feet. This treatment is proposed also for the easterly side of Amsterdam Avenue in those blocks where redevelopment will take place.

The pavements of West 90th and West 93rd Streets are to be widened sufficiently to permit them to carry through traffic and thereby serve as connector streets.

Residential streets are to be improved through a variety of design treatments. A major feature is the widening of sidewalks at certain points, thereby narrowing the roadway width. These projecting sidewalk areas are to be attractively landscaped and will act as visual interruptions between the quiet block interiors and the busy Avenues.

4. Off-Street Parking

The requirements for off-street parking are included in Section C of this Urban Renewal Plan.

5. Locations of Public Utilities

All public utilities necessary to serve and support the urban renewal area will be located within the street rights-of-way. No easements for public utilities are proposed.

6. Proposed Community Facilities and Open Space

The principal existing community facilities to remain are:

a. Joan of Arc Junior High School (JHS 119), and

b. P.S. 166, a public elementary school.

New community facilities to be provided include a public elementary school and 3 public school playgrounds.

Open space to be provided is included under Section C of this Urban Renewal Plan.

7. Demolition of Designated Structures

Demolition of designated structures and elimination of non-conforming uses will be accomplished as provided for under Section D, of this Urban Renewal Plan, on Map 1, "Urban Renewal Area Boundary and Land Acquisition Map", and in Exhibit "B" to this Urban Renewal Plan.

8. Proposed Construction

a. Redevelopment Areas

1) Dwelling Units

Proposed construction in redevelopment areas provides for approximately 7,800 new dwelling units.

2) Ground Coverage

The minimum open space required for each redevelopment parcel is set forth in Section C of this Urban Renewal Plan.

3) Density

The proposed densities for redevelopment areas are set forth in Section C of this Urban Renewal Plan.

4) Rent Levels

Of the new dwelling units to be constructed, 800 are to be public housing units with rentals ranging from $14 to $18 per room per month.

Approximately 4,200 dwelling units are to be provided as middle income housing - that is tax-abated housing at moderate rentals or carrying charges. The remaining

dwelling units (approximately 2,800) are to be full tax paying housing. With careful programming and full utilization of the resources of the Federal, State and City housing legislation, it is anticipated that rents or monthly carrying charges will cover a wide spectrum from, perhaps, $22 per room per month up to $45-50 with a limited number of units at approximately $60 per room per month.

b. Rehabilitation Areas

1) Dwelling Units

An exact prediction of the number of dwelling units which may be expected in rehabilitation areas cannot be given since the type of renovation for a number of buildings to be rehabilitated is not yet determined, the number of dwelling units in rehabilitated buildings will vary, and one or two family buildings may be converted into Class "A" apartment buildings at any time during the development stages of the project.

Taking into account these variables, approximately 3,100 dwelling units may be expected in rehabilitation areas, at an estimated average of 6 dwelling units per brownstone and approximately 300 in other structures.

2) Ground Coverage

The ground coverage of buildings in rehabilitation areas will remain virtually unchanged, since these buildings are to remain. The average brownstone covers approximately 60 per cent of the lot area, but this varies slightly from case to case, depending upon the width of the lot and the depth of the building.

3) Density

Based upon the assumptions given for estimating dwelling units above, a density of approximately 150 to 160 dwelling units per acre of net land area may be expected in rehabilitation areas.

4) Rent Levels

Rentals in rehabilitated buildings will vary depending upon many conditions such as, the type of financing obtained, the degree and cost of rehabilitation undertaken, the size of the dwelling units, and the location of the structure. Through the use of special mortgage financing and other aids, rents in rehabilitated brownstones may be reduced by as much as 25 per cent below equivalent dwelling units in new construction.

9. Proposed Costs and Methods of Financing the Program

The net cost of the project, i.e. the total cost of planning, land acquisition, demolition, installation of site improvements, and administrative costs minus land disposition proceeds, will be shared as follows:

2/3 will be provided by the Federal Government
1/6 will be provided by the New York State Government
1/6 will be provided by the City of New York.

10. Program for the Relocation of Families Displaced from Urban Renewal Area

a. Administrative Program

The City of New York is responsible under law for making available relocation housing that is decent, safe and sanitary for families to be displaced from the urban renewal area.

Supervision and administration of the relocation program is vested in the Bureau of Relocation of the Department of Real Estate and will be carried out in accordance with a comprehensive procedure established by this department.

b. Relocation Workload

Information concerning the number of households requiring relocation from the West Side Urban Renewal Area was obtained in detailed family surveys which were later supplemented, at the request of the Board of Estimate, to bring the number of households interviewed to as nearly 100 per cent as possible. The combined surveys covered 93 per cent of the households affected by redevelopment or rehabilitation.

The survey data revealed that, of the estimated 16,465 households in the urban renewal area, 5,986 are in buildings which will not involve displacement of families since they do not require extensive rehabilitation or replacement by new construction.

Of the 10,479 households subject to relocation, 4,088 are single persons living in rooming houses and 6,391 are households of two or more persons or single persons living in self-contained dwelling units. However, of this latter group (6,391), 422 households have been relocated from the site of the new P. S. 84 (parcel 26) and 551 are in the process of relocation from the site of the Stephen Wise Houses (parcel 29). This leaves a balance of 5,418 households of two or more persons and single persons in self-contained dwelling units and 3,767 single persons living in rooming accommodations, which require relocation assistance.

c. Proposed Rehousing of Households to be Relocated

The type of housing accommodations which are needed for rehousing these families is based upon analysis of survey findings such as income, family size, etc. and upon experience obtained in other relocation programs by the Department of Real Estate.

It is expected that these 5,418 families will be relocated as follows:

Types of Rehousing	Total No. of Families	Percentage to Total
1. Private Rental Housing	3,630	67
2. Private Sales Housing	542	10
3. Low-Rent Public Housing	866	16
4. City No-Cash Subsidy Housing	380	7
Total	5,418	100

d. Housing Resources

It is estimated that the relocation of the 5,418 households will be carried out in three phases, extending over a period of five years. Housing resources which will become available through turnover and new construction are more than sufficient to rehouse the 2,742 households in Phase I redevelopment and rehabilitation area.

During Phase I, 40,100 units of public housing will become available through turnover and new construction. In addition, during this same period 329,900 standard dwelling units in the private rental market will become available through turnover according to estimates prepared by the Bureau of Relocation of the Department of Real Estate.

The Department of Real Estate estimates that in New York City approximately 38,000 residential tenants will require relocation for all public improvements during this period. Thus, housing resources are far in excess of all families to be relocated as a result of all planned public improvements including Phase I of the West Side Urban Renewal Area.

11. Proposed Time Schedule for Effectuation of the Plan

It is estimated that the execution of this urban renewal project will commence July 1962, and be completed within 8 years.

F. Changes in Approved Plan

This Urban Renewal Plan may be modified at any time by the City of New York, provided that, if modified prior to the termination of the Government's financial obligation under the Capital Grant Contract, such modification be concurred in by the Housing and Home Finance Agency, and provided that if any such modification affects any real property previously disposed of by the City of New York, written consent to such modification must be obtained from the purchaser or lessee of such real property.

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EXHIBIT "A"

DEFINITIONS

Following are definitions of certain words and terms used herein:

1) Dwelling Unit

A "dwelling unit" consists of one or more rooms in a residential building or in a mixed building, which are arranged, designed, used, or intended for use by one or more persons living together and maintaining a common household, and which include lawful cooking space and lawful sanitary facilities reserved for the occupants thereof.

In counting the number of rooms in a dwelling unit for the purpose of determining the urban renewal plan requirements, no rooming unit shall be counted as part of the dwelling unit.

2) Floor Area

"Floor area" is the sum of the gross areas of the several floors of a building or buildings, measured from the exterior walls or from the center lines of walls separating two buildings. In particular, floor area includes:

a) Basement space, except such space in a basement which has at least one-third of its height below curb level, and which is located in a residential building with not more than two stories entirely above curb level.

b) Elevator shafts or stairwells at each floor.

c) Floor space in penthouses.

d) Attic space (whether or not a floor has been laid) providing structural headroom of eight feet or more.

e) Floor space in interior balconies or mezzanines.

f) Floor space in open or roofed terraces, exterior balconies, breezeways, or porches, if more than 50 per cent of the perimeter of such terrace, balcony, breezeway, or porch is enclosed.

g) Any other floor space used for dwelling purposes, no matter where located within a building, when not specifically excluded.

h) Floor space in accessory buildings, except for floor space used for accessory off-street parking.

i) Floor space used for permitted or required accessory off-street parking spaces located more than 23 feet above curb level.

j) Floor space used for accessory off-street loading berths in excess of 200 per cent of the amount required by the applicable district regulations.

k) Any other floor space not specifically excluded.

However, the floor area of a building shall not include:

a) Cellar space, except that cellar space used for retailing shall be included for the purpose of calculating requirements for accessory off-street parking spaces and accessory off-street loading berths.

b) Elevator or stair bulkheads, accessory water tanks, or cooling towers.

c) Uncovered steps.

d) Attic space, whether or not a floor actually has been laid, providing structural headroom of less than 8 feet.

e) Floor space in open or roofed terraces, exterior balconies, breezeways, or porches, provided that not more than 50 per cent of the perimeter of such terrace, balcony, breezeway, or porch is enclosed.

f) Floor space used for permitted or required accessory off-street parking spaces located not more than 23 feet above curb level.

g) Floor space used for accessory off-street loading berths, up to 200 per cent of the amount required by the applicable district regulations.

h) Floor space used for mechanical equipment.

j) The lowest story of a residential building, provided that:

(1) Such building contains not more than two stories above such story, and
(2) Such story and the story immediately above it are portions of the same dwelling unit, and
(3) Such story is used as a furnace room, utility room, auxiliary recreation room, or for other purposes for which basements are customarily used.
(4) Such story has at least one-half its height below the level of the ground along at least one side of such building.

3) Lot

A "lot" is a redevelopment parcel.

4) Lot Line, Front

A "front lot line" is a street line.

5) Lot Line, Rear

A "rear lot line" is any lot line of a lot, except a front lot line, which is parallel or within 45 degrees of being parallel to, and does not intersect, any street line bounding such lot.

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6) Lot Line, Side

A "side lot line" is any lot line which is not a front lot line or a rear lot line.

7) Open Space

"Open space" is that part of a lot, including courts or yards, which:

a) Is open and unobstructed from its lowest level to the sky, except as provided below, and

b) Is accessible to all persons occupying all dwelling units on the lot, and

c) Is not part of the roof of that portion of a building containing dwelling units.

Open space may include roofed areas the total area of which is less than 10 per cent of the unroofed or uncovered area of a lot, provided that such roofed area is not inclosed on more than one side, or on more than 10 per cent of the perimeter of the roofed area, whichever is greater.

The roof of a garage attached to a residential building, or of a garage portion of a residential building, or of a portion or a mixed building used for other than residences, or of a community facility building, may be considered as open space if such roof area meets the requirements set forth in this definition, and:

(1) Is not higher than 23 feet above curb level, provided that this restriction does not apply to the roof of a portion of a mixed building used for other than residences, and

(2) Is at least two and one-half feet below the sill level of all legally required windows opening on such roof area, and

(3) Is directly accessible from a major lobby, mezzanine or other interior public circulation space, or by a ramp (with a grade of less than 10 per cent) from a building, yard, court, or street, and
(4) Has no dimension less than 25 feet, and
(5) Is fully developed and landscaped for leisure and recreational use at all times.

8) Redevelopment Parcel

A "redevelopment parcel", also referred to herein as a parcel, is a tract of land proposed for redevelopment as designated on Map 2, Land Use Plan.

9) Room

The number of "rooms" in a dwelling unit is computed in the following manner:

a) The number of "living rooms" as defined in Section 4 of the Multiple Dwelling Law is determined except that:

(1) Kitchens or other cooking spaces (without limit as to size) shall not be counted as "living rooms".
(2) Dining alcoves, dinettes, or other dining spaces (without limit as to size) when not separated by walls or doors from other "living rooms" or cooking spaces, shall not be counted as "living rooms".
(3) Dining rooms, in dwelling units containing five or more "living rooms" (in addition to the space excluded in (1) or (2), shall not be counted as living rooms).

b) The number of rooms to be counted in computing maximum densities is then determined from the following table:

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Number of "living rooms" as computed in (a) above	Rooms to be Counted
1	2-1/2
2	3-1/2
3	4-1/2
4	5-1/2
5	6-1/2
6 or more	7-1/2

10) Setback

"Setback" is a horizontal distance measured at ground level from a lot line to the wall of a building.

11) Setback, Average

An "average setback" is the average depth measured at ground level of the aggregate width of street walls from a lot line. For purposes of this definition, "aggregate width of street walls" is the sum of the maximum widths of all street walls of a building at ground level within 20 feet of the lot line.

12) Setback, Residential

"Residential Setback" is a horizontal distance measured from a lot line to the residential portion of a building.

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EXHIBIT "B"

TABULATION OF REAL PROPERTIES TO BE ACQUIRED

FOR CLEARANCE AND REDEVELOPMENT

Redevelopment Parcel Number	City Block Number	City Tax Lot Number
1	1851	61, 62, 63
2	1851	40(part)*, 41, 42, 43, 143, 44, 144, 45, 46, 47, 147, 48, 49, 149, 50, 51, 151, 52, 53, 54, 154, 55, 56, 156, 57, 58, 59, 60
3	1851	8, 9, 10, 11
4	1851	25, 28, 128, 29, 30, 31, 32, 33, 34, 35, 36, 39 40(part)*
5	1832	1, 3, 103, 104, 5, 59, 60, 61, 62, 63, 64
6	1832	43, 44, 144, 45, 46, 146, 147, 48, 148, 49, 50, 51, 52, 53, 153, 54, 55, 56, 57, 157, 58
7	1226	1, 2, 3, 4, 5, 60, 61, 62, 63, 64
8	1226	45, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 58
9	1226	27, 28, 29, 31, 32, 33, 34, 35, 36
10	1209	1, 2, 3, 4, 104, 5, 57, 157, 58, 59, 60, 160, 61, 62, 63, 64, 65
11	1225	1, 2, 3, 4, 104, 5, 6, 106, 7, 107, 8, 9, 109, 10, 11, 11 12, 59, 159, 60, 160
12	1225	27, 28, 29, 31, 32, 33, 37, 38

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Redevelopment Parcel Number	City Block Number	City Tax Lot Number
13	1208	1, 2, 3, 4, 104, 5, 6, 7, 107, 8, 9, 10, 110, 54, 55, 56, 156, 57, 58, 158, 59, 60, 161, 61, 62, 64
14	1224	58, 59, 159, 60, 61, 62, 63
15	1224	42, 43, 44, 46, 47, 48, 148, 49, 50
16	1224	29, 32, 33, 34, 36, 37, 137
17	1207	1, 5, 9, 11, 111, 12, 54, 55, 155, 56, 57, 157, 58, 59, 60, 61, 62, 64, 160
18	1207	16, 17, 117, 18, 19, 20, 21, 121, 22
19	1223	120, 21, 22, 23, 123, 24, 25(part)*
20	1223	25(part)*, 32
21	1206	1, 3, 4, 5, 60(part)*, 61, 62, 63, 64
22	1206	44, 46, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 60(part)*
23	1206	21, 121, 22, 26, 32, 38, 40, 41, 43
24	1222	28, 128, 29, 30, 31, 32, 33, 34, 35, 36
25	1205	1, 3, 4, 104, 5, 60, 61, 62, 63, 64
26	1205	This parcel is not to be acquired.
27	1205	22, 24, 26
28	1221	1, 2, 3, 4, 5, 6, 59 (part)*, 60, 61, 62, 63, 64

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Redevelopment Parcel Number	City Block Number	City Tax Lot Number
29	1221	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 39, 139, 40, 41, 141, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59(part)*
30	1221	28, 29, 30, 32, 33, 35, 36
31	1204	1, 2, 3, 4, 104, 5, 6, 59, 60, 160, 61, 62, 63, 64
32	1220	1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 59, 161, 61, 62, 63, 64
33	1220	57
34	1220	51, 52
35	1220	17, 19, 21, 24, 25, 26, 27, 28, 29, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50
36	1203	1, 2, 3, 4, 58, 158, 59, 60, 160, 61, 63
37	1203	37
38	1219	1, 2, 105, 6, 57, 52, 63, 64
39	1219	40, 41, 42, 45, 46
40	1219	26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39
41	1202	1, 105, 6, 7, 8, 108, 9, 10, 55, 56, 57, 157, 58, 59, 60, 61, 63, 64
42	1202	26, 27, 28
43	1218	1, 2, 3, 4, 5, 6, 7, 107, 8, 9, 10, 55, 56, 57, 157, 58, 59, 60, 61, 62, 63, 64
44	1218	28, 128, 129, 29, 30, 31, 32, 33, 34, 36, 37, 137
45	1201	63
46	1201	1, 2, 3, 4, 5, 6, 7

*This lot is partially located in each of two redevelopment parcels. Each such lot is to be acquired in its entirety.

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EXHIBIT "C"

GENERAL STANDARDS AND CONTROLS FOR REHABILITATION

INTRODUCTION

These standards and controls have been developed to serve as the basis for the rehabilitation of existing structures to provide accommodations and environment for family living which are decent, safe, livable and designed to have continuing appeal. They are geared to the rehabilitation of structures on a long-range basis, with an estimated mortgage life of 25 years, except for normal replacement items, and which will have sufficient income to meet all charges and expenses, and to provide a satisfactory return on the investment.

The requirements set forth herein supplement all State and local codes and ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards contained herein must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

(a) Chapter 26, Title C, Building Code of the Administrative Code of the City of New York,

(b) Chapter 26, Title D, Multiple Dwelling Code of the Administrative Code of the City of New York,

(c) Chapter 713, L. 1929, Multiple Dwelling Law, as amended, and

(d) Comprehensive Amendment of the Zoning Resolution of the City of New York, adopted December 15, 1960.

A. DEFINITIONS

Multiple Dwelling

A "multiple dwelling" is a building containing three or more dwelling units.

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Dwelling Unit

A "dwelling unit" is an apartment having a separate entrance and consisting of one or more living rooms and at least one kitchen or kitchenette and one bathroom.

Living Room

A "living room" is any habitable space within a dwelling unit used for sleeping, study, social gathering or other human activity, but exclusive of such areas as bathrooms, cooking spaces under 59 sq. ft., foyers, halls, dressing rooms, and closets.

Bedroom

A "bedroom" is a living room used primarily for sleeping purposes.

Kitchen

A "kitchen" is a living room used primarily for storage and preparation of foods which has a floor area of 59 sq. ft. or more.

Kitchenette

A "kitchenette" is a cooking space having a floor area less than 59 sq. ft.

Bathroom

A "bathroom" shall contain a toilet, lavatory and bathtub including shower.

B. BUILDING AND PROPERTY DEVELOPMENT

1. Residential Character

The property and building shall be residential in use and character: uses which are accessory to and harmonious with this residential character and which are legal uses under existing law shall be permitted, including that of a professional or home occupation nature serving primarily the residence area.

2. Building Bulk

No presently existing building shall be increased in height or increased in enclosed volume on the street side or be brought closer than 30 feet to the rear lotline. In the case of demolition of any existing structure or structures, any new structure erected on the site shall not exceed the zoning permitted in the Urban Renewal Plan.

3. Yards

Yards shall be free of trash and debris. No subsidiary structures, fences, open incinerators or similar subsidiary items shall be permitted which:

a. significantly obstruct light or air from doors or windows; or
b. obstruct a safe means of access to or egress from the buildings; or
c. create fire hazards, attract or harbor rodents, or create other unhealthful conditions; or
d. are structurally unsafe; or
e. create objectionable odors, noises, or views.

No wall or fence shall be more than 6 feet in height and any such wall or fence must be structurally sound, in good repair, of durable quality, and no more than 50 per cent transparent.

4. Stoops

Stoops generally shall be removed except where duplex units are authorized. Where the stoop is retained, improvement will be required.

5. Refuse Storage

Refuse shall be kept in rodent and odor proof containers which shall be placed behind or within suitable visual barriers and shall be accessible to dwelling tenants and refuse collectors.

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C. SPACE AND OCCUPANCY

1. Objective

An over-all objective of the West Side Urban Renewal Project is the creation of a balanced neighborhood, including an adequate number of accommodations suitable for families with children. Particular distributions of apartments by size may, therefore, be required to accomplish this objective and to maintain appropriate densities. The distribution of apartments by size in each structure will be subject to review and approval.

2. Vestibule

In any multiple dwelling the vestibule shall have individual bells with apartment telephone and door control system. Locked mail boxes in conformance with U.S. Post Office Department standards shall be provided. Every rebuilt vestibule and ground floor hall shall be of adequate width.

3. Apartment and Room Area

The minimum sizes of rooms and spaces shall be according to the following table.

TABLE I

Minimum Room Size Requirement by Type of Use

	Areas in Square Feet						
Dwelling Type	LR	DS	KIT or K'TTE		1st BR	Other B RS	Total Storage Closets
OBR Efficiency	220	-	59	50	-	-	16
1 BR	160	70	65	58	135	-	24
2 BR	160	90	75	58	135	85	32
3 BR	170	90	75	58	135	85	40
4 or more BR	180	90	80	58	135	85	48 plus 8 for each additional bedroom

Legend: See Following Page

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Legend:

LR	-	Living Room
DS	-	Dining Space
KIT	-	Kitchen (59 sq. ft. or over)
K'TTE	-	Kitchenette (less than 59 sq. ft.)

Note: Apartments may be designed either with Kitchens or Kitchenettes, but minimum areas, as shown, should be provided.

BR	-	Bedroom

Minimum Room Dimensions shall be as follows:

a) Width of main living room	10 feet
b) Width of each bedroom	8 feet

4. Bathrooms

No bathroom shall have direct access from a kitchen or kitchenette; in each dwelling unit containing two or more bedrooms at least one bathroom shall have direct access from a hall or foyer.

D. CONSTRUCTION STANDARDS

1. Objective

The construction standards and requirements set forth herein are designed to achieve structurally sound buildings with a minimum life of twenty-five years, exclusive of normal replacement items.

2. General Repair and Reconstruction

Any deterioration or failure of materials, as evidenced by settlement, cracks, holes, leakage, inadequate drainage, rodents, insects or other conditions impairing the safety or sanitation of the building shall be repaired, replaced or otherwise corrected in a workmanlike manner with materials of good quality and reasonable durability.

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3. Exterior Walls

Masonry walls shall be cleaned, patched, and pointed as required. Brick walls and patched stone walls shall receive one or more coats of paint, stucco, or other protective coating or shall be pointed and steam-cleaned. All metal work, including cornices and rails, shall be wire brushed and repainted. Metal flue stacks shall be removed and replaced, where necessary, with approved masonry flues and chimneys.

4. Roofs

Leaking, cracked and other deteriorated roofs shall be removed and entirely replaced with a new roof having a 10-year guarantee. Faulty flashing and deteriorated or leaking skylights shall be replaced.

5. Apartment Entrance Doors

Apartment entrance doors shall be sound, well fitted, freely moving; fitted with locks; free of surface defects, splits, scaled and chipped paint surfaces. Generally, new apartment entrance doors should be provided; in multiple dwellings these shall be metal-clad, with metal bucks.

6. Floors

Floors shall be smooth, even and sound, and free from holes, splits, loose boards or excessive deflection. Wood floors receiving a clear finish shall be scraped, sanded, and steel wooled, leaving a clean, clear finish which is free of blemishes and discolorations.

7. Walls and Ceilings

Walls and ceilings shall be smooth, even, sound, and free from holes and cracks; old paint and paper shall be removed and surfaces shall be sanded before repainting or repapering. All unsound or rotted plaster shall be replaced.

8. Woodwork

Wood trim shall be scraped and sanded to a smooth finish before painting or shall be replaced. Wood sash shall be

weathertight and resistant to excessive infiltration or wind rattling. The surfaces shall be scraped and sanded smooth and all defective glass and putty shall be replaced before painting. Rotted, weak, or broken sash shall be replaced.

9. Special Area Treatment

Public circulation spaces shall be finished in light colored, durable, easily maintained materials and finishes. Untenanted basements, storage rooms and workshops shall have fire-retarded ceilings throughout, light colored walls, and smooth, level, and hard floors.

New stairs, where installed, shall be of steel construction. All multiple dwellings shall be provided with steel stairs and sprinkler systems.

Bath and toilet rooms shall have ceramic tile floors and sanitary base at least 4 inches in height. Shower walls shall be surfaced with ceramic tile, glass or materials of similar quality to a height of at least 6 feet.

E. PLUMBING AND SANITATION

1. Yard Service

Every private yard shall have one hose bibb placed at the rear of every building with a deep-reach valve or inside cutoff.

2. Piping

All hot and cold water supply piping shall be new and of non-ferrous materials. All piping shall be adequately sized to supply, drain, and vent all fixtures attached thereto, and shall be sound, tight, and free of mineral deposits or corrosion. Piping not meeting these requirements shall be replaced. All new piping in any habitable space shall be concealed in walls, floor or ceiling. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air, sound, or haborages for vermin or rodents.

3. Domestic Hot Water

Domestic hot water between 120° and 140°F. shall be centrally supplied to all dwelling units. The hot water heater, if separate from the heating plant, shall be electric, gas or oil fired, and shall be vented through an approved flue in such manner as to insure against fire or asphyxiation hazard. Gas burning equipment shall conform to the standards of the American Gas Association (AGA).

F. HEATING

1. Design

Heat shall be centrally supplied to all dwelling units through a system capable of distributing 70°F. to all habitable spaces during 0°F. outside temperature.

2. Installation

The heating plant shall be installed in a separately enclosed space on the lowest floor, and shall be properly connected to an approved masonry flue. The system shall be durable, quiet in operation, and safe. All mains, branch piping, and ductwork in habitable spaces shall be concealed in walls, floor or ceiling.

G. VENTILATION

Ventilation shall be provided in accordance with applicable requirements of the Multiple Dwelling Law and rules and regulations of the Department of Buildings of the City of New York.

H. LIGHTING AND ELECTRICAL DISTRIBUTION

Minimum window areas shall be in accordance with code requirements.

There shall be light throughout all public halls and stairs, natural or artificial, direct or indirect, sufficient to provide safely illuminated passage to all apartments and other public spaces in accordance with customary good practice.

The electrical system shall conform to the requirements of the U.S. Board of Fire Underwriters and the Department of Water Supply, Gas & Electricity of the City of New York.

I. GENERAL

1. Combined Structures

Where two or more structures are combined as a single rehabilitated Multiple Dwelling, an elevator, or elevators, and common laundry facilities may be required.

2. Exceptions

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardship, a variance to such requirement may be permitted by the Federal Housing Administration and the Housing and Redevelopment Board, providing that no variance shall be permitted which is less restrictive than applicable State and local codes and ordinances.

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EXHIBIT "D"

FINAL PLAN

(URBAN RENEWAL PLAN)

for the

REHABILITATION DEMONSTRATION PILOT PROJECT

in the

WEST SIDE URBAN RENEWAL AREA

PROJECT N.Y. D-5

THE CITY OF NEW YORK

URBAN RENEWAL BOARD

February 19, 1960

Code No. R-213
4/62

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FINAL PLAN

REHABILITATION DEMONSTRATION PILOT PROJECT

Project NY D-5

A. Introduction

This document constitutes the Final Plan, also known as the Urban Renewal Plan, under Section 72-m of the General Municipal Law of the State of New York for that portion of the West Side Urban Renewal Area, N.Y. R-43, hereinafter referred to as the "Pilot Project" and as described under Section C herein.

The West Side Urban Renewal Area, bounded by W. 97th Street, Amsterdam Avenue, W. 87th Street and Central Park West, of which the Pilot Project is a part, was designated as a deteriorating area under the aforesaid Section 72-m of the General Municipal Law by the City Planning Commission on June 18, 1958. Subsequently the City of New York designated the Urban Renewal Board as the agency to administer the urban renewal program in the West Side Area.

Thereafter, a Preliminary Plan for the West Side Area was prepared in accordance with state and local law. This Preliminary Plan was approved with modifications by the City Planning Commission on July 15, 1959, and was approved with further modifications by the Board of Estimate on October 22, 1959.

A Final Plan for the West Side Urban Renewal Area is now in preparation.

The purpose of the Pilot Project is to explore, test, and demonstrate, in a portion of the West Side Urban Renewal Area which was designated for rehabilitation in the Preliminary Plan, the tools and techniques available to accomplish decongestion and to promote rehabilitation as part of a general plan to upgrade and stabilize a deteriorating neighborhood. FHA Section 220 mortgage insurance and other types of financing, technical assistance and other aids, and an intensive program of code enforcement will be utilized to encourage the reconversion of rooming houses to apartment use, as well as a general upgrading of other buildings, as required.

Maximum citizen participation will be encouraged and the effectiveness of voluntary compliance in a deteriorating neighborhood will be analyzed and measured.

A wide range of design and plan arrangements in rehabilitated buildings will be demonstrated to obtain thereby specific data on costs and rents. The Pilot Project will permit also the development of the administrative and legal instruments necessary to achieve a rehabilitation program.

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For these purposes, the City, acting through the Urban Renewal Board, will enter into a Demonstration Grant Contract with the United States of America, acting through the Housing and Home Finance Agency, under Section 314 of the National Housing Act of 1954 as amended, and has prepared this Final Plan for the Pilot Project area, in accordance with the requirements of Section 72-m, in order to permit early execution in a limited area of this phase of the urban renewal project.

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B. Description of the Parts

The parts constituting the Final Plan for this Pilot Project area are as follows:

A. Introduction
B. Description of the Parts
C. Pilot Project Boundaries
D. Proposed Land Uses, Traffic and Transportation Circulation
E. Zoning Plan
F. Proposed Street Improvements
G. Proposed Off-Street Parking
H. Proposed Locations for Public Utilities
I. Proposed Community Facilities and Open Space
J. Proposed Demolition of Designated Structures and Elimination of Non-Conforming Uses
K. Proposed Construction of New Buildings
L. Proposed Rehabilitation, Dwelling Units, Ground Coverage, and Density
M. Program for Code Enforcement
N. Proposed Costs and Methods of Financing the Program and Rent Levels
O. Program for the Relocation of Families
P. Proposed Time Schedule
Q. Other Provisions to Meet State and Local Requirements
R. Changes in Approved Plan

Exhibit "A": Boundary Description of Pilot Project
Exhibit "B": General Standards and Controls for Rehabilitation of Properties

Map 1, Project Boundaries
Map 2, Land Use Plan

C. Pilot Project Boundaries

The boundaries of the Pilot Project are as shown on Map 1, Project Boundaries, and as described in Exhibit "A" attached hereto and incorporated herein.

D. Proposed Land Uses, Traffic and Transportation Circulation

1. Proposed Land Uses

The proposed land uses, which are residential in nature, shall be as shown on Map 2, Land Use Plan.

Residential uses consist of dwelling structures or rooming house structures used only in accordance with all applicable codes and ordinances of the City of New York. Public and semi-public uses are permitted in accordance with the zoning ordinance of the City of New York.

2. Traffic Circulation

The street system and traffic circulation pattern will remain unaltered. However, certain modifications and improvements in the street system are planned to create a more pleasant residential environment. These are discussed in detail under Section F. below.

The one-way pattern of traffic movements is to remain unaltered. Traffic will continue to move eastbound on 94th Street and westbound on 95th Street.

3. Transportation Circulation

There are no public transportation facilities within the Pilot Project Area, and none are proposed. Various forms of public transportation, including bus and subway services, exist in the immediate vicinity of the Pilot Project area.

E. Zoning Plan

The Pilot Project Area is zoned for Residential Use, Area District B, Height District 1-1/2 under the existing zoning resolution. No change in the existing zoning is required for the purposes of this Pilot Project.

F. Proposed Street Improvements

94th and 95th Streets are both to be retained as residential streets. In accordance with the planning objectives for the entire West Side Urban Renewal Area, the pavements of both streets are to be widened to 34 feet. Each sidewalk will be 13 feet wide. The pavement widenings are considered necessary to permit safer and more efficient movement of vehicles through these streets.

Various other improvements are planned to enhance the residential amenities of the streets. Near the eastern end of each street, and opposite the easternmost "brownstone" row houses, the pavement will be narrowed to 20 feet by widening each sidewalk from 13 to 20 feet. This narrowing or "necking" of the pavement will extend for a distance of about 30 feet. Trees will be planted on these sidewalk projections, and the effect thus achieved will be a pleasant, visual interruption in the long vista down each street. These sidewalk projections will also form an aesthetically pleasing barrier between the busy avenues and the quieter street interiors. Trees will be planted along other parts of these two streets.

It is also planned to develop similar pavement constrictions at the westerly ends of these streets, between the western boundary of the project and Columbus Avenue. These will be located outside of the Pilot Project and will be constructed in connection with the redevelopment activities along Columbus Avenue. At that time, each street will contain a pavement constriction near each end, between Central Park West and Columbus Avenue.

It is proposed to resurface the center of each roadway, a width of about 20 feet, with either brick or granite block, or a combination of both, to enhance the residential appearance of these streets and help to limit traffic to local needs.

G. Proposed Off-Street Parking

No off-street parking facilities are proposed within the Pilot Project area.

Off-street parking facilities are planned within and adjacent to other parts of the West Side Urban Renewal Area and some of these facilities will be available to residents of the Pilot Project.

H. Proposed Locations for Public Utilities

1. Existing Utilities to be Retained

The following utilities in West 94th and West 95th Streets are in good condition and are proposed for retention:

a. Sewer System

There is an oval sewer, 3'6" x 2'0", in each street. These are combined sanitary and storm drainage sewers, each draining in an easterly direction.

b. Water System

There is a 6" water main in each street.

c. Electric System

Underground electric ducts and lines are located beneath each side of each street roadbed.

d. Telephone System

Underground telephone ducts and lines are located beneath the roadbed of each street.

e. Gas System

A 6" gas main is located under each side of each street roadbed.

f. Street Lighting System

This system is carried in the electric system ducts.

g. Fire Alarm System

This system is not located in W. 94th or 95th Streets. Fire alarm cables are located in the north-south avenues. Fire alarm boxes are located at the intersection of both streets with Central Park West and with Columbus Avenue.

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2. Proposed Utility Work

The following utility changes are proposed in connection with the pavement widenings and street improvements:

a. Fire Hydrants - four hydrants, two on the north sides of each street, will be set back.

b. Street Lights - seven street lights, three on W. 94th Street and four on W. 95th Street, will be set back.

c. Catch Basins - four new catch basins, one on each side of W. 94th and W. 95th Streets, are proposed for installation. They are to be located at the point where the pavement narrowings will begin. Also, four catch basins are to be placed at the intersections of these two streets with Central Park West.

3. Easements

There are no easements in the Pilot Project area and none are proposed.

I. Proposed Community Facilities and Open Space

1. Community Facilities

No community facilities are proposed in the Pilot Project area. Community facilities necessary to serve the Pilot Project are located in the surrounding area and the more important of these are:

a. Elementary School - The Pilot Project will be served by both P.S. 75 to the west of the area, and P.S. 84, a new elementary school to be located south of the area.

b. Junior High School - Joan of Arc (JHS 118) located on W. 92nd Street between Columbus and Amsterdam Avenues.

c. High School - Lincoln Square High School on W. 65th Street between Broadway and Amsterdam Avenue.

d. Fire Department - On Amsterdam Avenue between W. 97th Street and W. 98th Street.

e. Police Department - On W. 100th Street between Columbus and Amsterdam Avenues.

f. Public Library - On W. 100th Street between Amsterdam and Columbus Avenues.

g. Health Center - same locations as library.

2. Open Space

No public open space is proposed in the Pilot Project area. However, the area is only a short distance from Central Park which accommodates a wide range of recreational and outdoor activities.

Also, open space in the form of a plaza has been proposed in the Preliminary Plan for the West Side Urban Renewal Area directly to the west of the Pilot Project. It is anticipated that this plaza, which will extend from W. 94th through to W. 95th Street, will provide open space for residents of the sub-neighborhood within which the Pilot Project is located.

Furthermore, the above-mentioned Preliminary Plan provides for the enlargement of the recreation areas of the Joan of Arch Junior High School (JHS 118) and P. S. 166. P.S. 84, a new elementary school to be located two blocks south of the Pilot Project, will contain a large playground, which will also serve residents of the area.

J. Proposed Demolition of Designated Structures and Elimination of Non-Conforming Uses

No structures are proposed for demolition except as may be later provided with respect to the two Single Room Occupancy structures referred to in Section L (1) of this Final Plan.

K. Proposed Construction of New Buildings

This Final Plan does not contemplate the construction of new buildings within the area of the Pilot Project.

New street construction and related site improvements are discussed under Sections F and H above.

L. Proposed Rehabilitation, Dwelling Units, Ground Coverage, and Density

1. Proposed Rehabilitation

The Preliminary Plan for the West Side Area has pointed out that the major deficiencies in the areas designated for rehabilitation are found in those brownstones which have been converted to rooming houses. With entire families often occupying single rooms, and sanitary and cooking facilities usually extremely inadequate, existing conditions in many of these structures are among the worst in the urban renewal area. The buildings themselves, however, remain structurally sound, and can be effectively rehabilitated.

The rehabilitation program is directed toward two objectives: elimination of the extreme conditions of overcrowding, particularly in the rooming houses, which is deemed an economic and social necessity, because of the hazards to health and safety, particularly where families with children occupy rooming units; and renovation of dwelling structures and improvement of the surrounding neighborhood to create good dwelling accommodations and a pleasing environment suitable for family living, particularly for families with children.

The Pilot Project will seek to accomplish the second objective by exploring and testing a variety of means: voluntary compliance by present owners to whom incentives in the form of FHA-insured mortgage financing, under Section 220, will be made available, as well as relocation assistance as authorized under the National Housing Act, technical and planning assistance, and tax-abatement, if presently proposed legislation is enacted by the Legislature and implemented by local legislation; direct rehabilitation by the Urban Renewal Board, as discussed below, to provide a physical demonstration of various plans and designs and current cost data; and acquisition

of rooming houses and resale to others for the purpose of rehabilitation to develop and demonstrate the legal and administrative procedures involved.

There are 35 buildings in the Pilot Project area which are officially classified by the City of New York as Class "B" rooming houses. It is proposed that the City acquire not more than 20 of these buildings. Of those acquired, not more than 7 will be retained and rehabilitated by the City to demonstrate various types of rehabilitation which can accomplished feasibly. Following completion of the rehabilitation of these buildings, they will be sold to private purchasers at a fair market value in accordance with the provisions of applicable law.

The remaining buildings to be acquired by the City, of which there will not be more than 13, are to be sold by the City to purchasers who will be required to covenant to rehabilitate such buildings in accordance with the general standards set forth in Exhibit B annexed hereto.

The owners of the remaining Class"B" rooming houses will be encouraged to rehabilitate their properties in accordance with the above-mentioned standards. Since a major objective of the Pilot Project is to test and demonstrate the effectiveness of such voluntary compliance by existing owners, the specific actions outlined above may be modified in accordance with conditions which arise in the development of the project; and the Board may vary the numbers of buildings to be acquired, and disposed of prior to and after rehabilitation, as the situation requires.

All Class "B" rooming houses shall be subject to the vigorous enforcement of all City codes and ordinances applicable to the regulation and control of this type of structure.

The two Single Room Occupancy structures in the Pilot Project area will be studies to determine the feasibility of reconverting them to Class "A" self-contained apartment occupancy in the City's Housing Authority program. If such reconversion is not feasible, these structures will be classified for spot clearance and redevelopment in the Final Plan for the West Side Urban Renewal Area as an alternate use.

All other buildings in the area will be inspected to determine the extent of deterioration, if any, and their compliance with all applicable City codes and ordinances. The owners of buildings which have deteriorated will be encouraged to improve their buildings.

2. Number of Dwelling Units

Official records of the Department of Buildings indicate the following numbers of dwelling accommodations in the Pilot Project area:

a.	in Class "B" rooming houses and S.R.O. structures	553
b.	in Class "A" structures	187
c.	in one-and two-family structures	20
	Total	760

Inspection indicates that an additional 14 dwelling accommodations are occupied in buildings classified as one- and two-family dwellings, making a total of 774 dwelling accommodations.

While an exact prediction of the number of standard dwelling units with private kitchens and bathrooms, which the Pilot Project Area will contain after rehabilitation, cannot be made because of the variety of types of rehabilitation which will be sought, the estimate which follows is based on analyses of feasible types of rehabilitation:

STANDARD DWELLING UNITS TO BE PROVIDED IN PILOT PROJECT AREA AFTER REHABILITATION

a.	In Class "B" rooming houses rehabilitated to Class "A" use (average 6 per structure)	210
b.	In S.R.O.'s reconverted to Class "A" occupancy	40
c.	In Class "A" structures remaining in present use	187
d.	In one- and two-family dwellings remaining in present use	14
e.	In one-family dwellings converted to Class "A" use	36
	Total	487

A reduction of approximately 36 per cent in the number of dwelling accommodations will thus be accomplished in the Pilot Project area, this reduction resulting from decongestion in and elimination of Class "B" rooming house and Single Room Occupancy uses.

3. Ground Coverage

The ground coverages of all buildings in the Pilot Project will remain substantially unchanged, since all buildings are to remain, and no new buildings are to be constructed.

The ground coverage of the average brownstone is approximately 60 per cent, but this will vary slightly depending upon the width of the lot or the depth of the building.

The ground coverages of the two Single Room Occupancy structures amounts to about 75 per cent of their lot areas.

4. Density

A guiding principle set forth in the City Planning Commission's report designating the West Side Area as a deteriorating area, and one of the principal objectives in the Preliminary Plan, is renewal of the area at an over-all population density approximating that which existed at the time of the designation of the area. Surveys conducted at that time indicated a population of about 39,000 persons living in the area, many of whom were living under conditions of severe overcrowding, especially in rooming houses and Single Room Occupancy structures.

It was determined that the major problem was not a reduction of overall densities, but the provision of an adequate housing inventory, with satisfactory standards of occupancy and use. Therefore, densities generally similar to those now existing in the area -- between 500 to 600 persons per acre -- are to be maintained. This is to be achieved by:

a. maintaining as relatively constant the densities in the areas proposed for conservation, and
b. increasing densities in areas proposed for redevelopment by replacing obsolete and outmoded buildings with new buildings providing many additional apartments with the desired amenities for family living, and
c. decreasing densities in areas proposed for rehabilitation by eliminating overcrowding in rooming houses and encouraging the reconversion of these buildings to apartment use.

Thus, the proposed density for the Pilot Project relates to the overall density objectives for the West Side area. Since the Pilot Project is designated as a rehabilitation area, the density will be reduced as a result of the rehabilitation program.

M. Program for Code Enforcement

Periodic inspections by the Department of Buildings and other agencies of the City having jurisdiction and the enforcement of Code Compliance will be utilized as tools to achieve the decongestion and upgrading of the Pilot Project area to the general standards set forth herein.

The Department of Buildings will make available for the purposes of the Pilot Project a ten-man inspection team which will make an initial cellar-to-roof inspection of all buildings in the Pilot Project area. In accordance with Department of Buildings procedure, each owner is notified in writing approximately three weeks prior to a scheduled inspection. In the Pilot Project area, such notice will be sent by the Urban Renewal Board and will set forth the goals of the Pilot Project, the standards which have been set forth herein and the aids which will be made available to achieve the objectives of the project.

Duplicate copies of Inspection Reports and Notices of Violation will be furnished by the Department of Buildings to the Urban Renewal Board. These will serve as the basis for architectural inspections by the Urban Renewal Board staff and initial interviews with owners. Except for hazardous violations, which will be so noted in the Reports, and removal of which will be sought immediately in accordance with Buildings Department procedure, removal of other violations will be undertaken in accordance with appropriate rehabilitation action contemplated under the Pilot Project plan.

Periodic re-inspections of buildings in the Pilot Project area will be conducted, as required, and in accordance with a general program of inspections in the West Side Urban Renewal area to insure compliance with all applicable codes and ordinances during the period of completion of the Final Plan and the development stages of the project.

N. Proposed Costs and Methods of Financing the Program, and Rent Levels

1. Rehabilitation Costs

The cost of rehabilitating brownstone dwellings will necessarily vary widely, depending on the size and height of the structures, the room layouts and the extent of the rehabilitation contemplated.

Generally, a structural rehabilitation may be one of three different types. The first, minimum rehabilitation, consists of installing new kitchen and bath equipment, augmenting of wiring, repair of floors and plaster rather than replacement. Structural changes such as moving of partitions or removal of stoop and cornice are avoided.

The second type, intermediate rehabilitation, consists of new kitchen and baths, new mechanical ventilation, and frequently new wiring. New floors and plaster are installed where required. Structural changes involving the re-arrangement of partitions to achieve better layouts are included. Some limited re-design of the facade is achieved without removal of the stoop or cornice. The heating system must generally be overhauled or partially replaced.

The third type, extensive rehabilitation, consists of stripping the interior to the enclosing walls and the wood floor joists. Specifications would probably require new floors, new partitions and plaster, new plumbing, heating, wiring, kitchens and baths. The stoop and cornice might be removed. Frequently, to achieve greater operating economy and save interior space, the rehabilitation would contemplate combining two buildings.

Buildings to be rehabilitated by the Urban Renewal Board as part of this demonstration will be primarily within a range of intermediate rehabilitation. This type will permit rearrangment of interior partitions to attain desirable family-size units, for example, a floor-through apartment of 4 rooms, or a seven-room duplex, and the installation of entirely new kitchens, baths, mechanical ventilation, as required, and wiring. Costs will be held to reasonable levels by leaving facades generally unchanged, and by repair rather than replacement where it is feasible. It is difficult to generalize, even on the basis of a specific illustration since, in many instances, the existing heating plant may suffice and, in others, it may require partial or complete replacement. Varying concepts of cost result also from different assumptions on appropriate allowances for overhead and profit. For illustration, permissible overhead allowances under FHA may vary from estimates made by an institutional lender considering a mortgage on a conventionally financed basis. Nevertheless, it is anticipated that on a per room basis rehabilitation costs, plus a reasonable value for the building shell, will together be less than the costs of the building similar, new structures.

Cost studies indicate that intermediate rehabilitation can be accomplished within a general range of $2,000 to $3,000 per standard rental room, with the specific cost dependent on the qualifying factors enumerated. As rehabilitation work on numerous brownstones is completed and a new, favorable neighborhood environment created, more extensive rehabilitations may take place by private owners.

The intermediate type of rehabilitation will also result in a total cost which permits rents within the market's capacity to pay, and reflecting a reasonable return on the investment. Individual owners may, depending on the character and condition of their particular structure, elect to undertake minimum or extensive rehabilitation. In all instances, however, compliance with project standards will be the basis for FHA 220 mortgage insurance and the granting of other assistance.

2. Rentals in Rehabilitated Brownstones

The major considerations in a projection of rentals in rehabilitated brownstones are present rentals, methods of achieving a range of rentals, and the conomic feasibility or market acceptance of anticipated rentals.

Present Rentals

A sampling of 59.1 percent of the Class "B" rooming houses and single room occupancy structures in the Pilot Project area indicates a median rental, for a single room accommodation, generally without private bath or kitchen facilities, of $73.82 per month. The median rental for 1-1/2 room accommodations is $82.67. These rates are comparable to current rentals per room in new luxury housing.

Method of Achieving a Range of Rentals

Rentals in rehabilitated structures will be generally comparable to rentals in new construction financed under FHA, Section 220 and 213 programs. Rentals or carrying charges for new construction will probably range from $45 to $50 per room with 220 financing, and from $38 to $40 per room with 213 financing. Reductions below these figures in rentals in rehabilitated brownstones will be proportionate to the savings in cost of rehabilitation over new construction. The widely varying conditions from structure to structure will also cause variations in rents.

Legislation now under consideration by the State Legislature will permit partial tax exemption and abatement, and should enable rents to be reduced as much as 25% below the levels prevailing in full tax-paying brownstones.

The pending law is designed to eliminate existing unhealthy or dangerous conditions in multiple dwellings and to induce conversion of rooming houses to Class "A" apartment houses in urban renewal areas. It provides that any increased in assessed valuation resulting from an alteration to a multiple dwelling shall be exempt from taxation for local purposes for a period not to exceed twelve years. The pending law also permits a tax abatement on land and improvements equal to 8-1/3% of the alteration cost for a period not to exceed ten years. The exemption and abatement will be limited to dwellings which the local building department certifies to be structurally sound and in areas which the local planning commission certifies will not interfere with other projected public improvements. Rents in these rehabilitated structures will be established and administered by the local governing agency, based on rehabilitation costs, estimated operating expenses and a reasonable return for the investor-owner. If this proposed law is passed by the Legislature, implementing legislation will have to be enacted by the City.

As a means of achieving still lower rentals in a portion of the Pilot Project area, the New York City Housing Authority has, at the request of the Urban Renewal Board, agreed to participate in the demonstration and will, if feasible, reconvert the single room occupancy structures in the Pilot Project area to Class "A" self-contained apartment use.

Economic Feasibility

A key question concerning the economic feasibility of brownstone conversion is the degree of market acceptance of the urban renewal area. An analysis has been made of a representative sampling of brownstones in the urban renewal area that had previously been converted to Class "A" multiple dwellings. These rents ranged from a median of $89.17 for 1-1/2 rooms to $150.00 or more for four rooms or more, in spite of the present deteriorating quality of the neighborhood.

The upgrading which will result from concurrent redevelopment of cleared Columbus Avenue sites, and rehabilitation of the side street brownstones will, it is anticipated, substantially improve and stabilize the market acceptance of the area. It will insure the creation of a substantial, new neighborhood environment, attractive to families in many different income levels. As more rehabilitation is successfully completed, a relatively wide range of rents will become available.

Many families prefer the relatively greater privacy and convenience for children of brownstone living as contrasted to the large apartment building. Successfully rehabilitated structures commanding relatively high rents in scattered locations throughout Manhattan, many of which have been in far less desirable sections than the West Side Area, are strong evidence of the demand for this character of accommodation.

3. Proposed Methods of Financing

Three basic types of financing may be utilized in brownstone rehabilitation.

The first is conventional financing, that is, obtaining a mortgage loan from an institutional lender, such as a bank or insurance company. The amount of conventionally financed mortgages is generally limited to 2/3rds of the appraised value of the property. The money is disbursed on satisfactory completion of the alteration. Short term construction loans are available from institutions and private lenders for interim financing.

Federal financial assistance specifically designed for urban renewal areas exists in Section 220, Title II of the National Housing Act. This permits mortgages insured by the FHA and made by institutional lenders at 90% of the replacement cost of land and improvements. Maximum mortgage amounts in the New York area are $3,750 per FHA room. Interest is 5-1/4% and the self-liquidation period for the mortgage is 40 years or three-quarters of the estimated economic life, whichever is the lesser. FHA insured mortgage terms on one- and two-family owner-occupied dwellings have been greatly liberalized. Down payments range from as little as 3% on a sliding scale, with a maximum loan of $22,500 on a one-family and $25,000 on a two-family dwelling. Loan limits are $30,000 and $35,000, respectively for three and four-family dwellings.

For those interested in sponsoring cooperative housing of five or more dwelling units in rehabilitated brownstones, Title II, Section 213 of the FHA legislation authorizes the insurance of mortgages up to 97% of the replacement cost at 5-1/4% interest over a 40-year self-liquidating period. Mortgage limits are also $3,750 a room.

A third type of financing is available through the Mortgage Facilities Corporation, the "pooled risk" mortgage lending organization created by state statute in 1956 to facilitate the flow of mortgage credit in blighted and deteriorated areas. Loans are advanced up to 80% of the appraised value on a maximum 20-year self-liquidating basis. The corporation has already pledged its assistance in making mortgage loans on rehabilitated structures in the West Side Urban Renewal Area.

O. Program for the Relocation of Families

1. Administrative Program

All relocation activities within the Pilot Project will be the direct responsibility of the recently established Bureau of Relocation in the City's Department of Real Estate. The Bureau of Relocation will manage all properties accuired by the City on behalf of the Urban Renewal Board and will administer and supervise all relocation resulting from rehabilitation and decongestion action in the Pilot Project area.

Relocation payments authorized by Federal statute, and chargeable wholly to the Federal Government's share of project costs, and the administrative costs of relocation which are normally chargeable to Gross Project Costs in an urban renewal project will be provided by action of the Housing and Home Finance Administrator. Any additional aids to tenants will be in accordance with the policy of the City of New York, as established by the Board of Estimate, and applicable State law, and the funds necessary to implement such policy will be appropriated, as required.

Relocation from Class "B" rooming houses to accomplish decongestion and to permit rehabilitation to project standards by owners will be administered by the Bureau of Relocation; all policies and procedures which will be followed in relocation from buildings which the City itself acquires will apply to such structures, but the costs of relocation will be charged to the owners and will be made part of the contractual agreement between the owner and the Urban Renewal Board.

The Bureau of Relocation will establish a site office within or close to the Pilot Project area and the day by day relocation activities will be administered from this office.

A Site Manager from the Bureau of Relocation will be assigned to this office who will be directly responsible for administration of the relocation program. Relocation Managers, working directly under the Site Manager, will interview families, locate and inspect potential housing resources, certify standard apartments and carry out all relocation responsibilities and duties.

In order to facilitate relocation and to maintain the most effective transition of families to other housing accommodations, a representative of the City Housing Authority and a housing specialist from the Department of Welfare will be assigned to the Site Office. The Housing Authority representative will assist in processing applications for admission of eligible families to public housing. Families receiving aid from the Department of Welfare will be assisted by the Housing specialist to facilitate and expedite their relocation to standard housing.

Families with special relocation problems will be helped by trained social workers assigned to the site office.

2. Relocation Workload

The only families and individuals proposed to be displaced from the Pilot Project are those living in the 35 Class "B" rooming houses and the two single room occupancy structures on W. 94th Street. It is anticipated that the decongestion and satisfactory rehabilitation of these buildings will require the relocation of all occupants. Little, if any, displacement is expected from other buildings in the area, except where illegal occupancies or conversions may be found, and occupants of these other buildings are not included in the estimated relocation workload.

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According to detailed surveys conducted under the auspices of the Urban Renewal Board there are 386 families of two or more persons and 167 individuals living in these 37 buildings. The composition of these families by family size and income is given in Table I below:

Table I

FAMILIES AND INDIVIDUALS BY MONTHLY INCOME AND FAMILY SIZE

Monthly Family Income	Total Families	No. of Families by Family Size							
		1	2	3	4	5	6	7	8+
Under $200	261	80	37	86	32	19	4	3	-
$200-$249	139	37	18	25	24	20	10	5	-
$250-$299	69	21	10	12	10	7	7	2	-
$300-$349	40	11	5	7	5	2	3	5	2
$350-$399	10	7	2	-	-	1	-	-	-
$400-$449	14	7	2	1	2	-	-	2	-
$450-$499	3	-	3	-	-	-	-	-	-
$500 or more	17	4	3	5	3	2	-	-	-
Total	553	67	80	136	76	51	24	17	2

Of the 553 families and single persons occupying these buildings, 438 or 79.2 per cent are eligible, on the basis of income, for admission to low-rent public housing. (No single person less than 50 years of age is included.) Another 25 families (4.6 per cent of the total) are eligible on the basis of income for no-cash subsidy housing. However, at the time of relocation other eligibility qualifications such as length of residence, citizenship and family structure will be taken into account.

Code No. R-213
4/62

Based upon experience gained in the relocation of families from other Title I sites in New York, only some of the eligible families may be willing to be relocated into public housing. These have averaged from 12 to 33 per cent according to a recent Housing Authority study of all Title I relocation operations in the City.

On the basis of this experience, and indicated preference, it is expected that about 110 families or 20 per cent of the total will be relocated to low-rent housing accommodations. The remaining 276 families of 2 or more will be relocated into decent, safe, and sanitary housing at rentals which they can afford. According to data complied by the City Planning Commission, there are approximately 1,900,000 private rental dwelling units in the City. It is estimated that over the three-year period from January 1, 1960 to December 31, 1962 approximately 39,000 households are to be displced as a result of all major public and private clearance operations.

The number of dwelling units to be demolished each year will average 13,000. After deducting these from the total housing inventory and applying an 8 per cent turnover factor to the remaining 1,887,000, an estimated 151,000 dwelling units become available each year through turnover.

In addition, the Planning Commission has estimated that about 99,000 new dwelling units of all types will be constructed during this same three-year period. This averages 33,000 per year.

Combining 151,000 dwelling units available through turnover with 33,000 newly constructed, approximately 184,000 will become available in the City each year.

It is estimated that at least 25 per cent or 46,000 of these are standard dwelling units of moderate rentals which will be available as relocation housing. Thus no difficulty is anticipated in relocating the 276 families mentioned above.

Relocation is estimated to require a period of 6 months, starting approximately July 15, 1960 and extending to January 15, 1961.

P. Proposed Time Schedule for the Effectuation of the Plan

It is anticipated that the activities proposed to be undertaken in the Demonstration Program, under Section 314 of the National Housing Act, will commence in March 1960 and be completed within 18 months thereafter. However, no properties will be acquired by the City of New York in the Pilot Project area until approval of this Final Plan by the Board of Estimate.

Since this Pilot Project area is part of the West Side Urban Renewal Area, any additional urban renewal activities not undertaken as a part of the demonstration program will be carried out as a part of the West Side Urban Renewal Area execution stage.

Q. Other Provisions to Meet State and Local Requirements

This Final Plan complies with all of the requirements of 72-m of the General Municipal Law of the State of New York. There are no other State or Local requirements to be complied with.

R. Changes in Approved Plan

This Final Plan may be modified at any time by the City of New York, provided that if any such modification affects any real property previously disposed of by the City in the Pilot Project area, written consent to such modification must be obtained from the purchaser or lessee of such real property.

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EXHIBIT "A"

BOUNDARY DESCRIPTION

of

PILOT PROJECT

CITY OF NEW YORK, NEW YORK

BEGINNING at the northeast corner of Lot 28, Block 1209; thence southerly along the east line of said Lot 28 to the north line of W. 95th Street; thence easterly along the north line of W. 95th Street to the west line of Central Park West; thence southerly along the west line of Central Park West to the south line of W. 95th Street; thence westerly along the south line of W. 95th Street to the east line of Lot 137, Block 1208; thence southerly along the east line of said Lot 137 to the south line of said Lot 137; thence westerly along the south line of said Lot 137 to the east line of Lot 127, Block 1208; thence southerly along the east line of said Lot 127 to the north line of W. 95th Street; thence easterly along the north line of W. 94th Street to the west line of Central Park West; thence southerly along the west line of Central Park West to the south line of W. 94th Street; thence westerly along the south line of W. 94th Street to the east line of Lot 40, Block 1207; thence southerly along the east line of said Lot 40 to the south line of said Lot 40; thence westerly along the south lines of said Lot 40 and Lots 41, 141, 42, 142, 43, 44, 45, 46, 146, 47, 48, 149, 49, 50-51, and 52, all in Block 1207 to the west line of said Lot 52; thence northerly along the west line of said Lot 52 and the west line of said Lot 52 as extended to the north line of W. 94th Street; thence westerly along the north line of W. 94th Street to the west line of Lot 11, Block 1208; thence northerly along the west line of said Lot 11 to the north line of said Lot 11; thence easterly along the north lines of said Lot 11 and Lots 12, 13, and 14, all in Block 1208, to the west line of Lot 51, Block 1208; thence northerly along the west line of said Lot 51 to the south line of W. 95th Street; thence westerly along the south line of W. 95th Street to the west line of Lot 52, Block 1208; thence northerly on a line perpendicular to the south line of W. 95th Street to the north line of W. 95th Street; thence easterly along the north line of W. 95th Street to the west line of Lot 13, Block 1209; thence northerly along the west line of said Lot 13 to the north line of said Lot 13; thence easterly along the north lines of Lot 13 and Lots 113, 14, 15, 16, 116, 17, 18, 118, 19, 20, 120, 21, 22, 23, 123, 24, 25, 26, 126, 27, and 28 all in Block 1209, to the point of BEGINNING.

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WEST SIDE URBAN RENEWAL AREA

REPORT ON PLANNING PROPOSALS

Code No. R-213

A. Urban Renewal Plan

The Urban Renewal Plan for the West Side Urban Renewal Area, as proposed for submission to the governing body of The City of New York, is submitted herewith.

B. Zoning Proposals

1. Existing Zoning

The existing zoning for the West Side Urban Renewal Area and surrounding areas is shown on Map 14, Existing Zoning.

2. Proposed Zoning

The proposed zoning of the urban renewal area and the planning district of which it is a part is shown on Map 15, Proposed Zoning.

3. Proposed Zoning District Changes

The entire urban renewal area, as well as the West Side Community Planning District within which it is located, is proposed for rezoning under the provisions of the Proposed Comprehensive Amendment of the Zoning Resolution of the City of New York.

In the event that the Proposed Comprehensive Zoning Amendment is not adopted by the governing body of the City of New York, at the time project execution activities are initiated, the areas within the West Side Urban Renewal Area shown on Map 15 as R7-2 districts will be rezoned under the provisions of the existing zoning ordinance from Height District 1-1/2 to Height District 3/4.

4. Timing of Zoning Changes

It is anticipated that the proposed Comprehensive Zoning Amendment will be adopted by the governing body in early 1961.

5. City Planning Commission

The proposed Comprehensive Zoning Amendment has been prepared by the City Planning Commission.

C. Basis for Determination of:

1. Proposed Land Uses

The West Side Urban Renewal Area, situated in Manhattan's upper west side, is well located with respect to community facilities and transportation. It is bounded by Central Park on the east, lies less than a half mile from Riverside Park to the west, and is only a few minutes by subway or bus from the heart of Manhattan's principal shopping and entertainment centers.

Although the location of the urban renewal area is excellent, it has been deteriorating rapidly during recent years. A combination of many blighting factors has discouraged investment in this area. As a result, only one new apartment building has been constructed in this twenty block area since 1933. It is the purpose of urban renewal to eliminate these blighting and deteriorating conditions, salvage buildings which can be renovated, protect those structures and uses which are basically sound, and to re-establish an attractive and desirable residential neighborhood.

To this end, and to create a balanced neighborhood, new residential development of various types and rental ranges to serve a broad cross section of the community is proposed.

About 7,800 dwelling units are contemplated in redevelopment areas; of these, 800 are to be public housing units and approximately 4,200 will be middle-income housing.

The various types of proposed residential accommodations will not only insure a balanced neighborhood, but also result in a substantial improvement of the tax base of the area.

Commercial uses, proposed on the block fronts along Columbus and Amsterdam Avenues, are subordinate to residential uses on these parcels, and are restricted in the plan as to the amount of floor area which can be devoted to such uses. There are three types of commercial use categories proposed.

a. C-1 Retail Commercial consists of restricted retail and service uses. Two clusters or groupings of sites of C-1 uses are proposed along Columbus Avenue. These clusters are designed to create distinct and cohesive shopping areas. Two such sites (Parcels 32 and 43) are also proposed on Amsterdam Avenue.

b. C-2 Retail Commercial, in addition to all uses permitted in C-1, includes certain other uses, principally service in nature, and therefore, is somewhat less restrictive than C-1. These uses are to be located in Parcels 1, 7 and 28 along Amsterdam Avenue.

c. General Office and Banking includes office uses such as law, architecture, real estate, etc., as well as banking. These uses may be located on those avenue frontage parcels where C-1 or C-2 Retail Commercial uses are not specified; except for Parcels 1, 11 and 45 where they are permitted in addition to specified retail uses. Unlike the C-1 and C-2 uses, General Office and Banking uses are permissive, except that they may be located only in certain parcels as specified in the plan.

Economic studies have indicated a potential need for 250,000 to 300,000 square feet of new retail commercial floor area to serve and support the future population within the area. The plan meets this requirement by specifying a minimum and maximum retail floor area requirement for designated redevelopment parcels. In addition, there are approximately 20,000 square feet

of retail floor area in conservation areas - in buildings along Amsterdam Avenue. Also, a branch of the East River Savings Bank, located at the northeast corner of the intersection of Amsterdam Avenue and W. 96th Street, will remain.

The plan provides for several community facilities, including existing uses to be retained as well as new ones to be provided. Two public schools, Joan of Arc Junior High School (JHS 119) and an elementary school (PS 166) are to be provided with needed additional playground space. A new school, (PS 84) and playground are to be constructed on Parcel 26.

There are several private schools to be retained in the area. Three redevelopment parcels - 33, 34 and 42 - are proposed for institutional uses.

Six plazas are to be developed in combination with residential and commercial uses. They are proposed as areas for sitting, walking, tot lots, etc., and are to be open and accessible to the public. Four of these plazas (Parcels 11, 13, 41 and 43) are to be located behind new buildings to be constructed on Amsterdam or Columbus Avenues. The remaining two, in Parcels 4 and 35, will be more closely identified with adjacent retail uses. In the case of Parcel 4, the plaza will be adjacent to W. 96th Street. The location of the plaza in Parcel 35 is not fixed in the plan.

2. Proposed Regulations, Controls or Restrictions to be Imposed on Properties Acquired for Redevelopment or Rehabilitation

The land use provisions and building requirements for redevelopment areas control the use of each parcel, maximum residential densities in rooms and dwelling units, maximum building bulk, required open space and required parking.

A chief objective of this plan is to maintain a total population in the urban renewal area which will approximate the present population. Accordingly, it was necessary in the plan and the proposed zoning to vary densities for different sections of the urban renewal area. Densities along Columbus and Amsterdam

Avenues were increased to compensate for: 1) the removal of tenements along these avenues as well as structures along certain other streets, 2) the elimination of over-occupancy of rooming houses in rehabilitation areas, and 3) the provision of new open spaces such as school playgrounds, plazas, and building setbacks.

In contrast to the relatively high densities planned for avenue frontages, considerably lower densities are proposed in the block interiors for both redevelopment and rehabilitation areas. Intermediate densities are proposed along W. 96th and W. 97th Streets. These concepts are reflected, not only in the plan, but the proposed zoning as well.

The densities for redevelopment areas are controlled in the plan by specifying the maximum number of rooms and dwelling units for each parcel. The ratio of rooms to dwelling units is highest in full taxpaying parcels, averaging about 3.75; and lowest in public housing, averaging about 4.75. Middle income housing averages approximately 4.25, although variations occur depending upon the location, size, etc. of the parcel.

Building bulk is controlled through a maximum floor area for each parcel. In each case where appropriate, the total building floor area allows for specified or permitted commercial uses.

Building setbacks, as shown on Map 4, Building Setback Map, are designed to create additional open space at ground level, particularly along streets. Also, this map indicates setbacks for residential portions of buildings in redevelopment areas to insure satisfactory spacings between buildings.

Parking requirements are given in accordance with the provisions of the proposed zoning. Both R-10 and R-9 Residence Districts require off-street parking in an amount equal to 40 per cent of the dwelling units, while R-7 requires 50 per cent. Redevelopment parcels situated partly in R-10 or R-9 and partly in R-7 contain an adjusted ratio to compensate for these differing requirements.

Properties in rehabilitation areas acquired by the City pursuant to the provisions of the plan will be sold subject to compliance with the rehabilitation standards contained in the plan.

3. Adequacy of Proposed Zoning and Other Codes and Regulations

The zoning proposed for this area is adequate to protect the urban renewal area. A principal measure of protection is gained through the R-7 Residence District zoning of the block interiors. The restrictive nature of the R-7 provisions preclude excessive densities and building bulks along these interior streets.

4. Modification of Existing Major Streets

The modification of Columbus Avenue and parts of Amsterdam Avenue are fully discussed in the Project Improvements Report (R-224). No other major streets are to be modified.

5. Excluded Parcels

No properties within the perimeter boundary of the urban renewal area are excluded from the urban renewal area.

6. Incidental Properties Not to be Acquired Within the Clearance Section

The properties located on Parcel 26 have been acquired by the city for PS 84 and playground, and are not to be acquired by the project.

7. Adequacy of Proposed and Existing to Remain Commercial, and Community Facilities.

a. Commercial Facilities

Commercial facilities which will serve the urban renewal area are discussed in an earlier section of this report.

b. Community Facilities

Existing and proposed community facilities within and surrounding the urban renewal area will be adequate to serve the area. These facilities, including both public and private, on shown on Map 12, Community Facilities. Those of a public nature which will provide direct benefit to the area include:

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1) Public Elementary Schools. P.S. 166 and 163 (both existing) and P.S. 84 (proposed).

2) Public Junior High School. P.S. 118 (Joan of Arc).

3) Public High School. The existing high school serving this area is the Lincoln School on 65th Street between Broadway and Amsterdam Avenue.

A new high school has been proposed in the 1961 Capital Budget, to be located in the vicinity of 84th Street and Amsterdam Avenue. The site has not been determined and therefore it is not shown on Map 12, Community Facilities.

4) Fire Stations. One located on W. 83rd Street, the other recently constructed, on W. 100th Street.

5) Police Station. Police station also recently constructed, located adjacent to the Fire Station on W. 100th Street.

6) Public Library. A new building, recently constructed, on W. 100th Street in the West Park Title I Project.

7) Health Center. Health Center also recently constructed as a part of the West Park Project, and adjacent to the new public library.

In addition to these public facilities of direct benefit to the urban renewal area, there are other public and many private facilities, as shown on Map 12, which will serve the area including community centers, post office, day care centers, private schools, and churches and synagogues.

Recreational facilities are to include three public school playgrounds within the area for active sports. Several plazas are to be provided for passive recreation. Central Park, lying directly east of the area, contains a wide range of recreational facilities designed to serve all age groups.

D. Relationship of Planning Proposals to Plans for the Neighborhood of Which the Urban Renewal Area Is a Part

Planning proposals for the urban renewal area are closely related to plans for the West Side Community Planning District, North Section, as shown on Map 11, Proposed Land Use: Map 12, Community Facilities; and Map 13, Housing and Renewal Programs. Plans for the West Side Community Planning District are those of the City Planning Commission.

E. Statement Which:

1. Establishes How the Urban Renewal Plan Is In Conformity With the General Plan and Workable Program

The Master Plan of the City designates the West Side Urban Renewal Area as a deteriorating area suitable for spot clearance, rehabilitation and code enforcement. The Urban Renewal Plan by providing for these activities in order to eliminate all deteriorating conditions, is in accordance with the Master Plan.

The urban renewal plan is also in conformity with the City's Workable Program:

a. By providing for the fullest utilization of all applicable codes and ordinances to aid in upgrading rehabilitation areas and to protect basically sound conservation areas.

b. By the creation of a cohesive and balanced neighborhood with relation to residential uses, commercial facilities and community facilities.

c. By providing a range of various housing types to aid in housing displaced families where practical and feasible.

d. By reflecting the contributions of citizen participation, both from individuals and citizen groups, during the planning stage.

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2. Describe the Plan's Relationship to Definite Local Objectives

The plan has been carefully prepared to conform with the provisions of the Proposed Comprehensive Amendment of the Zoning Resolution of the City of New York, particularly with respect to appropriate land uses.

A definite local objective, to facilitate the movement of traffic, will be accomplished by the recessing of parking lanes on Columbus Avenue and parts of Amsterdam Avenue, thereby creating an additional lane for moving traffic adjacent to each recessed parking bay. Also, the creation of two connector streets, W. 90th and W. 93rd, will improve east-west traffic flow.

Bus transportation will be improved for the same basic reasons, since additional traffic lanes will diminish traffic congestion.

The replacement of obsolete utility lines in the urban renewal area is consistent with the City's policy to improve utilities wherever practical and feasible.

The provision of recreational and community facilities and other public improvements is discussed in earlier sections of this report.

E-508

PLAINTIFF'S EXHIBIT 23 - SITE 4 PLAN AND PROJECT SUBMISSION (CITY EX. J)

NEW YORK CITY HOUSING AUTHORITY
Submission to the City Planning Commission
and the Board Estimate for approval of

PLAN & PROJECT

for a public housing project

West Side Urban Reneral Area
Site 4
Manhattan N.Y.
May 7, 1970

EXHIBIT J

E-509

NEW YORK CITY HOUSING AUTHORITY

May 7, 1970

Re: Application to the City Planning Commission for approval of a "Plan" and "Project" relative to a Federally-aided, public housing project tentatively designated as Site 4 in the West Side Urban Renewal Area in the Borough of Manhattan.

City Planning Commission
2 Lafayette Street
New York, N.Y. 10007

Dear Sirs:

The New York City Housing Authority, pursuant to Section 150 of the Public Housing Law, hereby applies to the City Planning Commission for approval of the "Plan" and "Project" relative to a Federally-aided public housing project tentatively designated as Site 4 in the West Side Urban Renewal Area in the Borough of Manhattan, as said "Plan" and "Project" are defined in subdivisions 13 and 14 respectively, of Section 3 of the Public Housing Law. This proposal envisions the dual use of the site with a combined Public School and Vest Pocket Public Housing development. Herewith submitted as part of this application is the information which the Commission requires.

Very truly yours,

Joseph J. Christian
General Manager

E-510

NEW YORK CITY HOUSING AUTHORITY

Site 4 West Side Urban Renewal Area

Information required by the City Planning Commission for Consideration of a Public Housing "Plan".

INTENT:

The "Plan" is an undertaking for the clearance, replanning and reconstruction of the substandard and insanitary sites specifically designated herein and for the erection thereon of a public housing project. The site has been designated for redevelopment as part of the West Side Urban Renewal Plan. The project will serve as a relocation resource for tenants who will be displaced from other sites still to be developed within the urban renewal area.

LOCATION:

The site lies in the easterly portion of the block generally bounded by West 96 Street Amsterdam Avenue, West 97 Street and Columbus Avenue, consisting specifically of Tax Lot 37 in Tax Block 1851, Borough of Manhattan.

TRANSPORTATION:

Rapid Transit: The 96th Street Station of the IND subway is one block east of the site, and the 7th Avenue IRT subway station is located two blocks west.

Bus Lines: Bus routes run along Central Park West, Amsterdam and Columbus Avenues, and Broadway, and crosstown at 96th Street.

PARKS AND PLAYGROUNDS:

Central Park is one block east of the site; Riverside Park is located 3 blocks west of the site.

SCHOOLS:

A K-4 school is being planned for development on the site. A study is presently being undertaken to determine the educational needs of the school-age population of the project area.

E-511

NEW YORK CITY HOUSING AUTHORITY

Site 4 West Side Urban Renewal Area

ZONING:

The site lies within a C I-9 district.

NEIGHBORHOOD REDEVELOPMENT:

Site 4 of the West Side Urban Renewal Area is part of the effort to renew the twenty block area bounded by West 87 Street, Amsterdam Avenue, West 97 Street and Central Park West. Many moderate and low income vest pocket developments have been built within this Urban Renewal Area. In addition to these housing developments within the urban renewal area, the proposed project is in the vicinity of the following:

Development	Number of D.U.'s	Type
Frederick Douglass	2,057	State-Aided
Douglass Addition	135	State-Aided
830 Amsterdam Avenue	159	Federally-Aided
Park West Village	2,525	Title 1, fully tax paying.

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NEW YORK CITY HOUSING AUTHORITY

Site 4 West Side Urban Renewal Area

Information Required by the City Planning Commission for Consideration of a Public Housing "Project".

INTENT:

The "Project" is a specific improvement to effectuate the "Plan" herein referred to and to provide decent, safe and sanitary housing accommodations for persons and families of low income on the site specifically designated in the "Plan".

PROJECT DATA: (Tentative)

Site Area:	40,346 sq. ft. (.93 Acres)
Number of Dwelling Units:	264 (41 % of the units will be designed for the aged)
Number of Zoning Rooms	1155
Probable Number of Buildings	One
Probable Height of Building	26 residential stories
Density:	273 Families per acre 975 Persons per acre

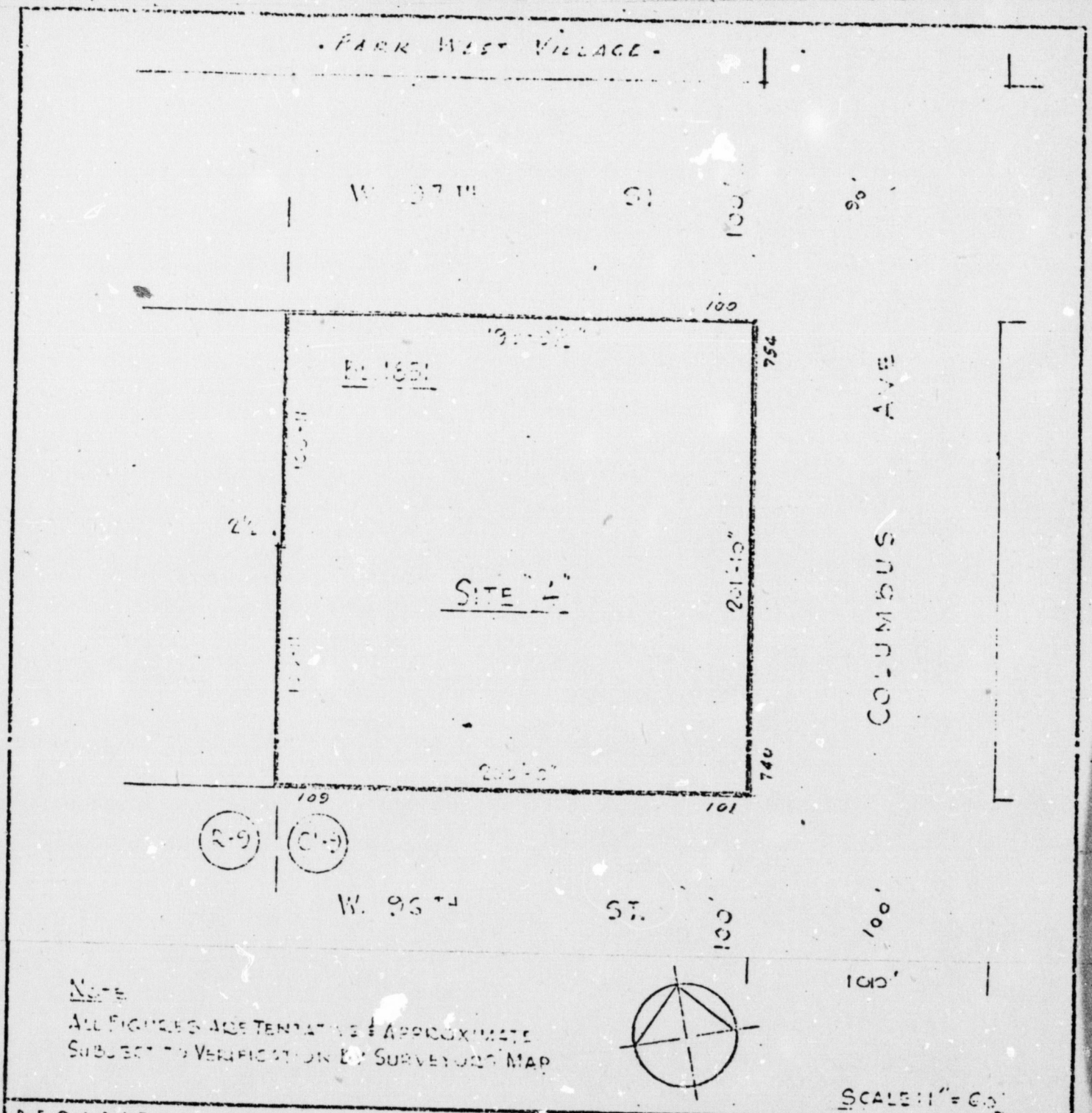
PARKING:

Provision for off-street parking space will be provided in accordance with the requirements of the Zoning Resolution.

COMMUNITY FACILITIES:

The Authority will provide community facilities of approximately 4,414 sq. ft. of net area in accordance with past practice. The type of facilities to be provided will be determined after the needs of the community have been ascertained.

E-513



NOTE:
ALL FIGURES ARE TENTATIVE & APPROXIMATE
SUBJECT TO VERIFICATION BY SURVEYOR'S MAP

SCALE: 1" = 60'

RECAPITULATION	
1. ASS'D. VAL. OF PRIV. PROP. (1957-58)	$ 518,000
2. AREA OF PRIV. PROP. (.92 Ac.)	40,346
3. A.V./SQ. FT. OF PRIV. PROP.	$ 12.84
4. AREA OF STREETS CLOSED.	
5. AREA OF STREETS WIDENED.	
6. NET AREA (Ac.)	
7. A.V./SQ. FT. NET AREA	

MAP. PLATE 99

RESIDENTIAL SITE TENANTS
NO. OF DWELLING UNITS

ZONING: EXIST. C1-9 PROP. C1-9

SITE AREA STUDY

WEST SIDE - U.R.A.

MANHATTAN (E. 72 - 4 U.R.A.) N.Y.

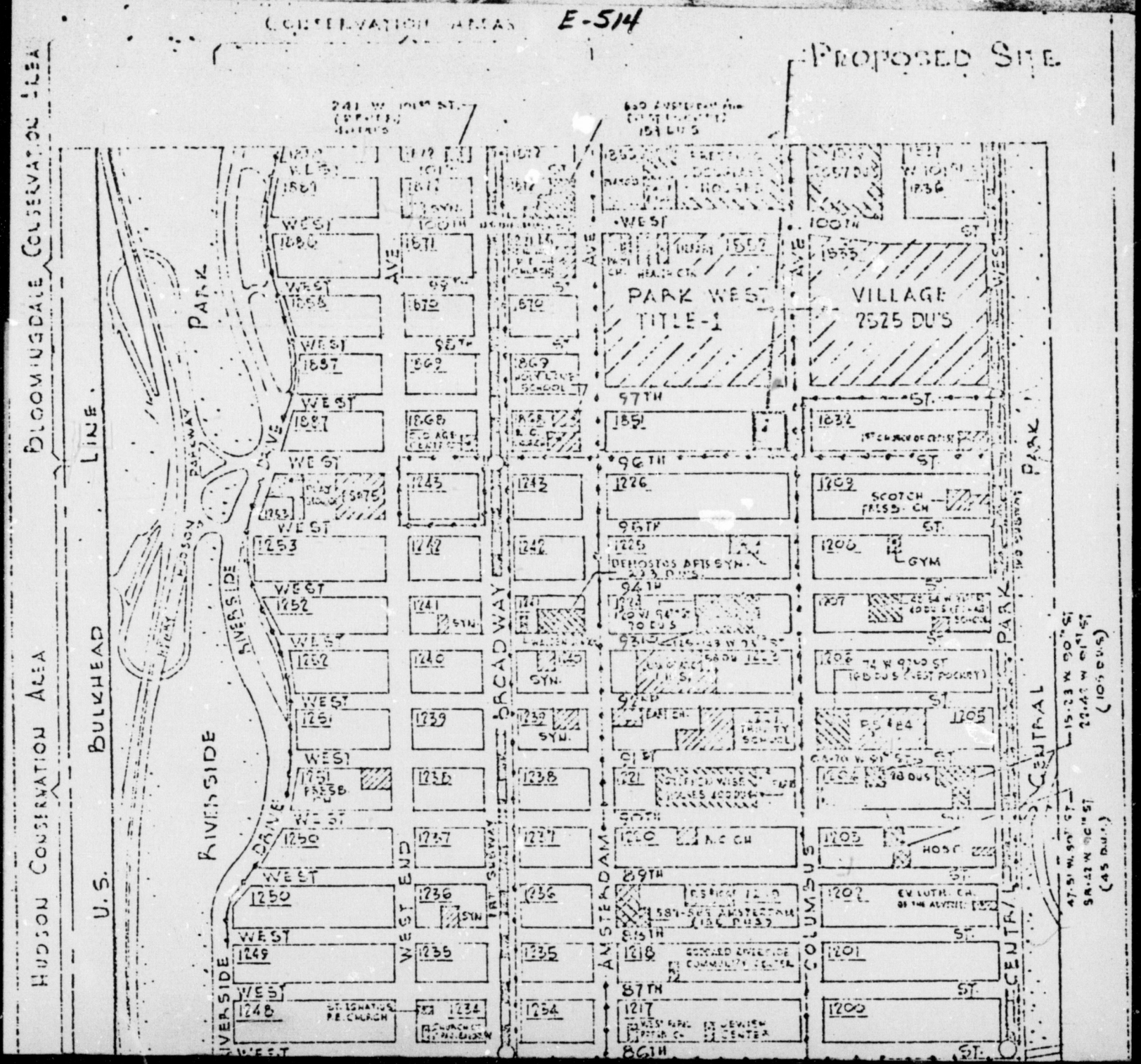
PROJECT NO.
DRAWING NO 636
DATE: 1-[illegible]-58

NEW YORK CITY HOUSING AUTHORITY · DIVISION OF PROGRAM PLANNING

DRAWN & C.

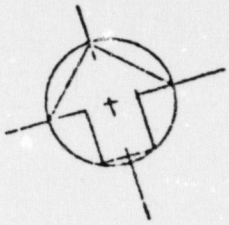
ASTROFILM 6753

E-514


CONSERVATION AREAS
PROPOSED SITE
HUDSON CONSERVATION AREA
BLOOMINGDALE CONSERVATION AREA
U.S. BULKHEAD LINE
RIVERSIDE PARK
RIVERSIDE DRIVE
WEST END AVE
BROADWAY
AMSTERDAM AVE
COLUMBUS AVE
CENTRAL PARK
PARK WEST TITLE-1
VILLAGE 2525 DU'S
100TH ST
97TH ST
96TH ST
95TH ST
94TH ST
93RD ST
92ND ST
91ST ST
90TH ST
89TH ST
88TH ST
87TH ST
86TH ST
WEST 100TH ST
WEST 99TH ST
WEST 98TH ST
WEST 97TH ST
WEST 96TH ST
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1225
SCOTCH PRESB. CH
GYM
DEHOSTOS APTS SYN.
HOSP.
EV LUTH. CH.
SCHOOL
SYN.
PRESB.
A.M.E. CH
CHURCH
PARK
HUDSON
PARKWAY
WEST
DRIVE
SUNKEN
1ST
(45 DU'S.)

RIVERSIDE - AMSTERDAM TITLE I — WEST SIDE URBAN RENEWAL AREA

NEIGHBORHOOD TRANSPORTATION FACILITIES
PUBLIC & INSTITUTIONAL BUILDINGS



LEGEND

- PUBLIC & INSTITUTIONAL BLDGS.
- N.Y.C.H.A. PROJECTS
- BOUNDARY OF PROPOSED PROJECT
- SUBWAY LINE
- BUS LINES

0 200 400 600 1200 1800

SCALE IN FEET

PROJECT

WEST SIDE U.R.A. - SITE 4.

MANHATTAN N.Y.

EXHIBIT "B"

5-1-70

NEW YORK CITY HOUSING AUTHORITY

E-515

PLAINTIFF'S EXHIBIT 24 - SITE 4 REDESIGNATION - CPC APPROVAL (CITY EX. K)

CITY PLANNING COMMISSION
August 12, 1970 / Cal. No. 15 CP-21227

A plan for a Federally-aided public housing project tentatively designated as Site 4 in the West Side Urban Renewal Area, Borough of Manhattan, proposed to be constructed on the westerly side of Columbus Avenue between West 97th and West 96th Streets, Block 1851, Lot 37 (750-754 Columbus Avenue, 101-109 West 96th Street and 100 West 97th Street). This Plan and Project was submitted to the Commission by the New York City Housing Authority on May 7, 1970.

The project would provide 264 apartments, about 108 of which are expected to be designed for occupancy by the elderly on a 0.93 acre site. It is anticipated that one building will be built with 26 residential stories. The project is expected to house about 900 people at a density of 975 persons per acre.

The Housing Authority would provide community facility space of about 4,400 square feet within the building.

Off-street parking would be provided in accordance with the requirements of the Zoning Resolution.

In a letter dated July 10, 1970 the Housing and Development Administration submitted a minor change in West Side Renewal Plan changing the land use of Site 4 from fully tax paying housing to community facility and public housing use. This minor change

was approved by the Commission on August 10, 1970.

The housing project is to be built as part of an Educational Construction Fund project which will also include Public School 209. The school was approved by the Mayor on September 25, 1969.

Community Facilities

Schools: It is anticipated that the housing development would contribute 66 students in grades K-4 and 40 students in grades 5-8 to public schools in the area.

Primary schools in the vicinity of the project at this time are slightly underutilized. Adequate school space will be

---

1.

Exhibit K

available to provide for this development and other new housing planned or under construction in the area with the completion of this Educational Construction Fund project (P 209) and another planned Educational Construction Fund project (P 212). The site for P 212 at Amsterdam Avenue and West 100th Street was approved by the Site Selection Board (SS538) on September 23, 1969.

Intermediate schools in the area are currently over-utilized. Removal of 9th grades to the High Schools and their replacement by smaller 6th grades, should provide capacity adequate to serve the intermediate level student population.

Transportation: The AA and CC, IND line locals, stop at the 96th Street Station on Central Park West, one block from the project site. The IRT Broadway local and Seventh Avenue express lines, stop at West 96th Street and Broadway two blocks from the project site. Bus lines are routed along all major avenues and cross-town along West 96th Street through Central Park.

Health Facilities: Mount Sinai Hospital on Fifth Avenue and East 100th Street is available by bus as is St. Lukes Hospital at Amsterdam Avenue and East 114th Street.

Recreation: Central Park is one block east of the project site.

Riverside Park is four blocks to the West. Various sitting areas and playgrounds are located throughout the West Side Urban Renewal Area.

Cultural: A branch of the New York Public Library system is located at West 100th Street and Amsterdam Avenue.

Shopping: Shopping facilities are available at West 97th Street and Columbus Avenue and West 100th Street and Columbus Avenue within the Park West Village development. Shops are also available to the project below 97th Street on Amsterdam and Columbus Avenues. Broadway, two blocks west, is a major retail street.

E-517

Public Hearing

On June 24, 1970 the City Planning Commission scheduled a public hearing on this matter. The hearing was duly held on July 15, 1970.

Speakers in opposition to the project stated that the West Side Area contained a sufficient number of public housing developments and the construction of another was inappropriate. They also claimed that additional low income units would further aggravate the crime problem. Those opposing recommended that low and moderate income cooperative units be built on this site, so that tenants could own their own apartments.

Speakers in favor including the principal of P 179 cited the urgent necessity for a replacement facility for P.S. 179, an obsolete building which cannot meet the educational needs of its students. While the proposed new school would not include a full-sized playground, community leaders and parents felt that park and playground facilities in the vicinity would be adequate substitutes.

Proponents also stated that the greatest need was for low rent housing on this site.

The Commission recognizes as did many speakers at the public hearing the urgent need for low rent housing particularly for the elderly and large families. This project would provide such housing on a site the Commission

considers appropriate.

The development is to be built as an Educational Construction Fund project in conjunction with P 209, a needed replacement facility for obsolete P 179.

The Commission has been concerned with respect to the lack of more adequate playground space for this school. While the school will have a limited playground area, the site is too small to provide satisfactory play space immediately adjacent to the building. However, community leaders, the principal of P 179 and parents of school children testified at the public hearing that considering the availability of Central Park, only one block away, and other playgrounds in the neighborhood, and considering the urgent need for a new school building, the school as proposed would satisfactorily meet the needs of this community.

E-518

Findings and Approval

The City Planning Commission finds that the Plan and Project of the New York City Housing Authority conforms to the Master Plan.

The City Planning Commission hereby approves, pursuant to Section 150 of the Public Housing Law, the Plan and Project hereinbefore described and tentatively designated as Site 4 in the West Side Urban Renewal Area, Borough of Manhattan.

DONALD H. ELLIOTT, Chairman
GERALD R. COLEMAN, MARTIN GALLENT, WALTER MC QUADE, IVAN A. MICHAEL, CHESTER RAPKIN, BEVERLY MOSS SPATT, Commissioners.

E-519

PLAINTIFF'S EXHIBIT 25 - SITE 30
PLAN AND PROJECT SUBMISSION (CITY EX. L)

NEW YORK CITY HOUSING AUTHORITY
Submission to the City Planning Commission
and the Board Estimate for approval of

PLAN & PROJECT

for a public housing project

West 91st Street-Columbus Avenue Area
West Side Urban Renewal Area Site 30

JUN 7 1971

N.Y. N.Y.

Exhibit L

E-520

NEW YORK CITY HOUSING AUTHORITY

June 7, 1971

Re: Application to the City Planning Commission for approval of a "Plan" and "Project" relative to a Federally-aided, public housing project tentatively designated as the West 91st Street-Columbus Avenue Area (Site 30) within the West Side Urban Renewal Area in the Borough of Manhattan.

City Planning Commission
2 Lafayette Street
New York, New York 10007

Dear Sirs:

The New York City Housing Authority pursuant to Section 150 of the Public Housing Law, hereby applies to the City Planning Commission for approval of the "Plan" and "Project" relative to a Federally-aided public housing project tentatively designated as the West 91st Street-Columbus Avenue Area (Site 30) within the West Side Urban Renewal Area in the Borough of Manhattan, as said "Plan" and "Project" are defined in subdivisions 13 and 14 respectively, of Section 3 of the Public Housing Law.

Herewith submitted as part of this application is the information which the Commission requires.

Very truly yours,

Joseph J. Christian
General Manager

E-521

NEW YORK CITY HOUSING AUTHORITY

WEST 91st STREET-COLUMBUS AVENUE AREA
WEST SIDE URBAN RENEWAL AREA SITE 30

Information Required by the City Planning Commission for Consideration of a Public Housing "Plan".

INTENT:

The "Plan" is an undertaking for the clearance, replanning and reconstruction of the substandard and insanitary site specifically designated herein and for the erection thereon of housing units to be acquired by the New York City Housing Authority for public housing. The site has been designated for redevelopment as part of the West Side Urban Renewal Plan.

LOCATION:

The site lies in the easterly portion of the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue and West 91st Street consisting specifically of Tax Lots 28 and 29 in Tax Block 1221, Borough of Manhattan.

TRANSPORTATION:

Rapid Transit: IND subway stations are located on Central Park West at 86th and 96th Streets. The IRT stations are situated on the same cross streets at Broadway.

Bus Lines: Bus routes run along Central Park West, Amsterdam and Columbus Avenues and Broadway and across 86th and 96th Streets.

PARKS AND PLAYGROUNDS:

Central Park is one block east of the site: Riverside Park is located three blocks west.

SCHOOLS:

Primary school facilities are deemed adequate to accommodate the elementary school age population of the proposed project. However, adequate intermediate school facilities are dependent on the construction of Intermediate School 49; Intermediate School 49 has no budgetary status in the 1971-1972 Board of Education budget.

ZONING:

The site lies within C1-9 and R7-2 zoning districts.

NEIGHBORHOOD REDEVELOPMENT:

Site 30 of the West Side Urban Renewal Area is part of the effort to renew the area bounded by West 87th Street, Amsterdam Avenue, West 97th Street and Central Park West. Many moderate and low income vest pocket developments have been built within the Urban Renewal Area. In addition to those housing developments within the Urban Renewal Area, the proposed project is in the vicinity of Park West Village, a Title I, development of 2,525 units.

E-522

NEW YORK CITY HOUSING AUTHORITY

WEST 91st STREET-COLUMBUS AVENUE AREA
WEST SIDE URBAN RENEWAL AREA SITE 30

Information Required by the City Planning Commission for Consideration of a Public Housing "Project".

INTENT:

The "Project" is a specific improvement to effectuate the "Plan" herein referred to and to provide decent, safe and sanitary housing accommodations for persons and families of low income on the site specifically designated in the "Plan".

PROJECT DATA (Tentative);

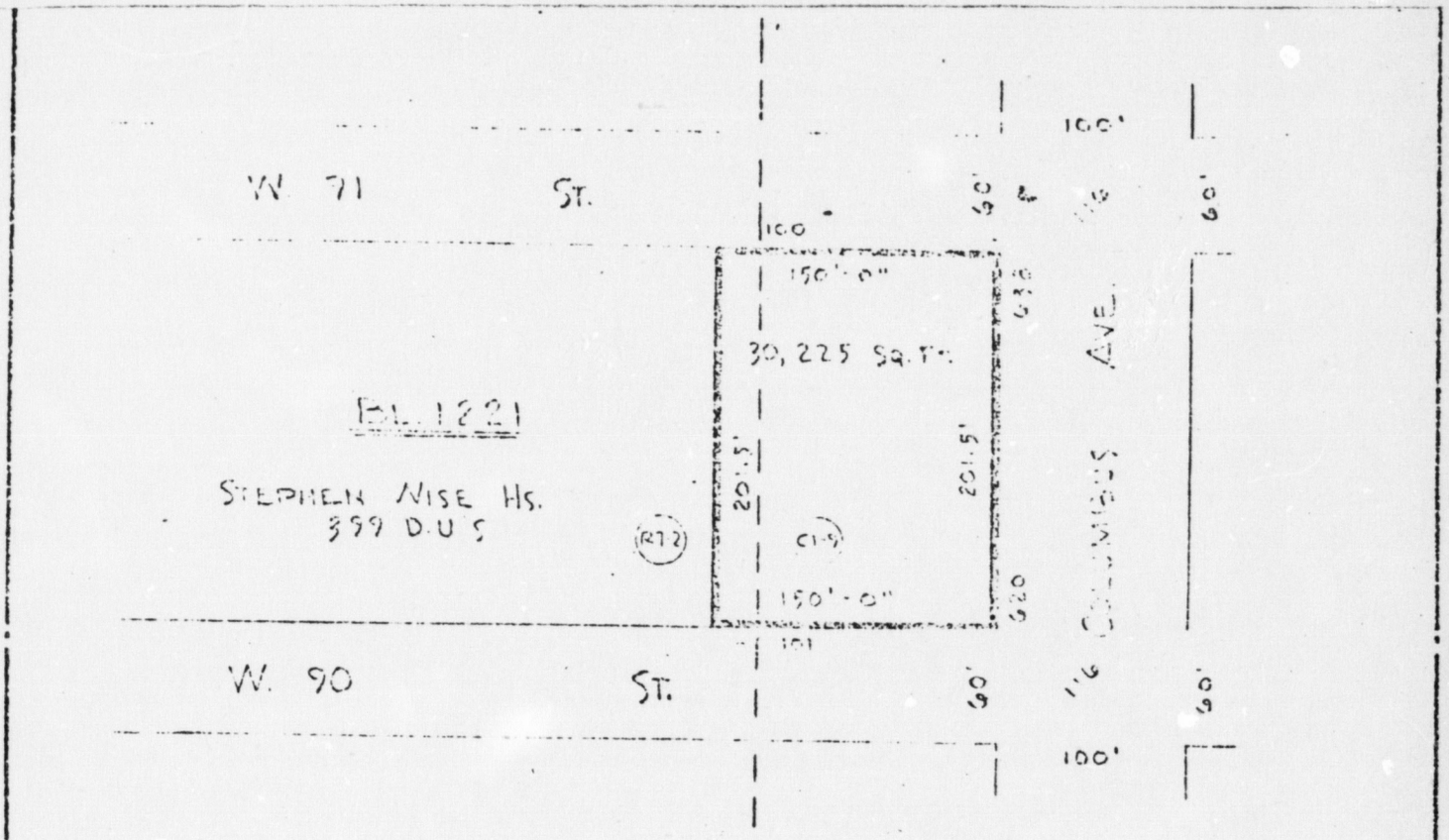
Site Area:	30,212 sq. ft. (0.69 Ac.)
Number of Units:	160
Number of Zoning Rooms:	671
Probable Height of Building:	16 residential stories and ground floor commercial space.
Density:	232 Families per acre. 706 Persons per acre.

PARKING:

Provision for off-street parking space will be provided in accordance with the requirements of the Zoning Resolution.

used the Site 30 committee of squatters as a resource for families for whom

E-523



NOTE
ALL FIGURES SHOWN ARE TENTATIVE & APPROXIMATE
SUBJECT TO VERIFICATION BY SURVEYORS MAPS.

SCALE 1" = 100'

RECAPITULATION

1. ASS'D. VAL. OF PRIV. PROP.	(69-70)	$565,000
2 AREA OF PRIV. PROP.	(0.69 Ac.)	30,212 ☐'
3 A.V./SQ. FT. OF PRIV. PROP.		$1.87
4. AREA OF STREETS CLOSED		
5 AREA OF STREETS WIDENED		
6. NET AREA	(Ac.)	
7 A.V./SQ. FT. NET AREA		

MANHATTAN LAND BOOK PLATE 97

RESIDENTIAL SITE TENANTS
NO. OF DWELLING UNITS

ZONING	EXIST.	PROP.
PARCEL	R7-2	C1-9
EC		

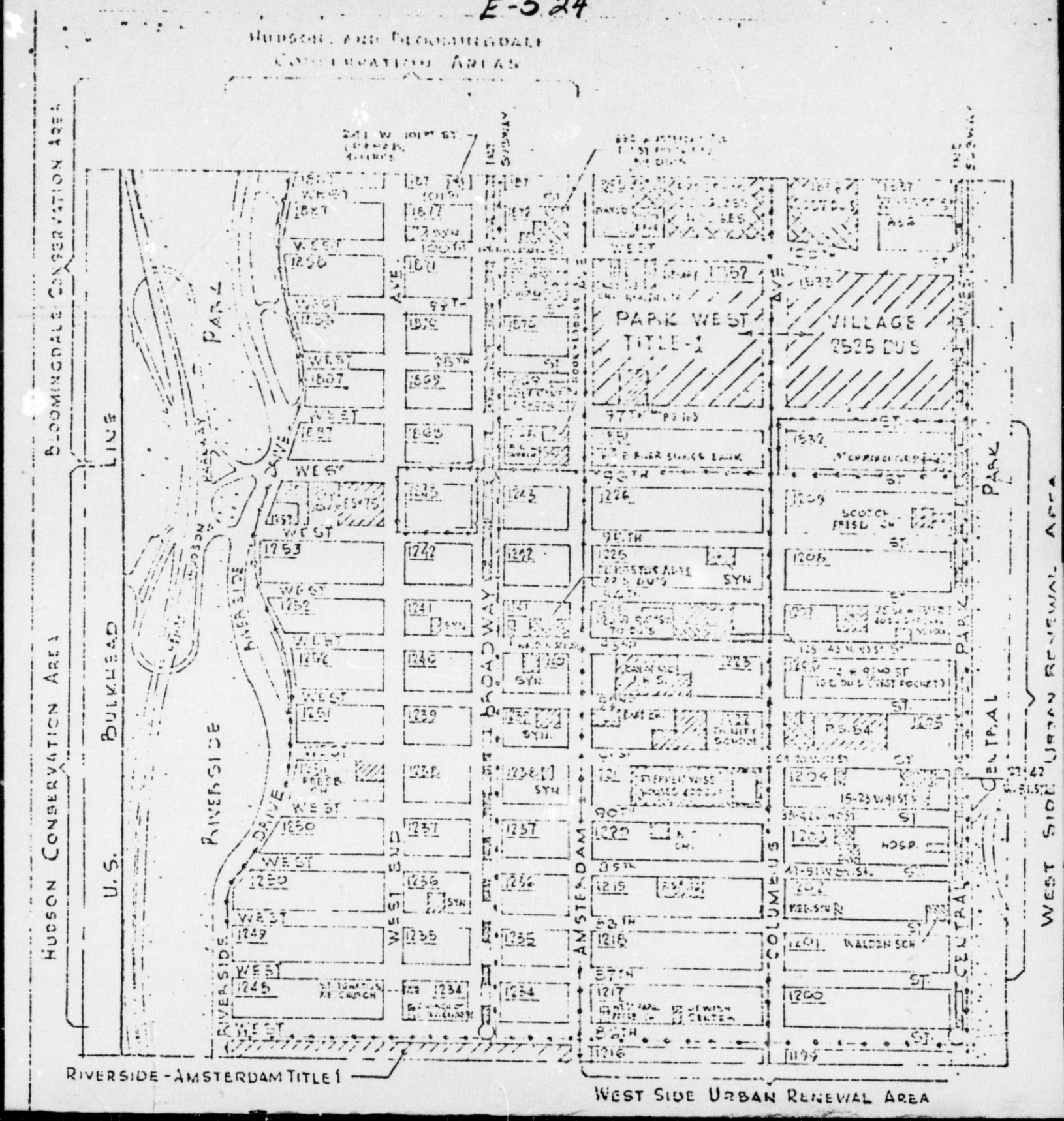
SITE AREA STUDY
WEST 91 ST - COLUMBUS AVE. AREA
WEST SIDE U.R.A. SITE 30 (TOWNLEY)
MANHATTAN N.Y.

PROJECT NO.
DRAWING NO.
DATE 6-7-71

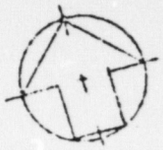
NEW YORK CITY HOUSING AUTHORITY • DIVISION OF PROGRAM PLANNING

ORIGINAL PAGE

E-524


HUDSON AND BLOOMINGDALE CONSERVATION AREAS
BLOOMINGDALE CONSERVATION AREA
HUDSON CONSERVATION AREA
BULKHEAD LINE
U.S.
PARK
RIVERSIDE DRIVE
RIVERSIDE
WEST END
BROADWAY
AMSTERDAM AVE
COLUMBUS AVE
CENTRAL PARK
WEST SIDE URBAN RENEWAL AREA
PARK WEST TITLE-1
VILLAGE 2525 DUS
RIVERSIDE - AMSTERDAM TITLE 1
WEST SIDE URBAN RENEWAL AREA

TRANSPORTATION FACILITIES
PUBLIC & INSTITUTIONAL BUILDINGS



LEGEND

- PUBLIC & INSTITUTIONAL BLDGS.
- 1241 BLOCK NO
- BOUNDARY OF PROPOSED PROJECT
- SUBWAY LINE
- BUS LINES
- N.Y.C.H.A PROJECTS

0 200 400 600 1200 1800
SCALE IN FEET

WEST SIDE U.R.A. SITE 30 (TURNKEY)

PROJECT

W. 91ST ST. & COLUMBUS AVE. AREA

MANHATTAN N.Y.

E-525

PLAINTIFF'S EXHIBIT 26 - SITE 30
REDESIGNATION - CPC APPROVAL (CITY EX. M)

City Planning Commission CP-21654

August 11, 1971 / Calendar No. 22

A Plan and Project for a Federally-aided public housing project, pursuant to Section 150 of the New York State Public Housing Law tentatively designated as the West 91st Street-Columbus Avenue Area or Site 30 in the West Side Urban Renewal Area on the westerly side of Columbus Avenue between West 90th and West 91st Streets (Block 1221, Lots 28 and 29), Borough of Manhattan, submitted by the New York City Housing Authority on June 7, 1971.

The proposed plan and project would provide 160 apartments for low-income families in a single 16-story building on Site 30 within the West Side Urban Renewal Area. The project is to be acquired by the New York City Housing Authority after it is completed by a private developer.

The site for the development is designated for middle-income housing in the West Side Urban Renewal Plan (CP-19500), approved by the City Planning Commission on September 9, 1966 (Cal. No. 40) and by the Board of Estimate on December 9, 1971. (Cal. No. 44)

In a letter dated June 21, 1971, the Housing and Development Administration requested a change in the designated use of the site from middle-income to low-income housing. The Commission agreed to consider this request concurrently with the New York City Housing Authority proposal.

The area of the proposed site is 50,212 square feet (0.69 acres) in area. The density of the project would be approximately 706 persons per acre.

Commercial space is to be provided on the ground floor level of the development.

Community Facilities

The New York City Housing Authority submitted the following information regarding community facilities for this project:

in, and to form an admirable small community in the best of the apartments

E-526

TRANSPORTATION

Rapid Transit: IND subway stations are located on Central Park West at 86th and 96th Streets. The IRT stations are situated on the same cross streets at Broadway.

Bus Lines: Bus routes run along Central Park West, Amsterdam and Columbus Avenues and Broadway and across 86th and 96th Streets.

PARKS AND PLAYGROUNDS:

Central Park is one block east of the site. Riverside Park is located three blocks to the west.

SCHOOLS:

Primary school facilities are deemed adequate to accommodate the elementary school age population of the proposed project. However, adequate intermediate school facilities are dependent on the construction of Intermediate School 49; Intermediate School 49 has no budgetary status in the 1971-1972 Board of Education budget.

PUBLIC HEARING

On June 9, 1971 (Cal. No. 53) the City Planning Commission scheduled June 23, 1971 as the date for a PUBLIC HEARING on this matter. On June 23, 1971 (Cal. No. 35) the hearing was duly held.

Representatives of the following groups were among those who spoke in opposition to the proposed project:

Community Action, Inc.

Continue

Stryker's Bay Neighborhood Council

Metropolitan Council on Housing

Chelsea Housing Coalition

Harlem Planning Corporation

Puerto Rican Resources Development Program

Community Workshop School

E-527

Operation Move-in

Vietnam Veteran's Against the War

F.D.R. - Woodrow Wilson Democratic Club

City-wide Squatters & Supporters

Cooper Square Community Development Committee

West Side Tenaments Union

Planners for Equal Opportunity

Joint Action Committee on Mitchell-Lama

A majority of those opposed to the plan were in support of the families currently living in the three occupied buildings on the site.

They urged the Commission to reject the New York City Housing Authority proposal and stated that an equitable solution to the housing shortage must involve:

1. Rehabilitation of the existing buildings on the site.
2. Giving the "Squatters" legal status; and
3. Replanning Phase III of the West Side Urban Renewal Area.

A spokesman for one community organization spoke of the need for a balance between low and moderate income housing in the area. The New York City Housing Authority proposal was viewed as creating an undesirable housing mixture by providing an excessive number of low-income housing units.

Consideration

The specific matter before the City Planning Commission is whether site 30, originally proposed to be developed with middle-income housing, should instead be developed with a 160 apartment public housing project. The Housing and Development Administration has requested the change and the Housing Authority has submitted a plan and project for consideration which is the subject of this report. The conversion to public housing was approved by Community Planning Board 7 at its July 6th meeting.

The Commission was asked to reject this request at the June 23 public meeting because squatters have moved into several of the buildings on the site. The squatters and their supporters want the buildings rehabilitated, with the squatters permitted to remain in the apartments they now occupy.

The central issue concerns the rights of the squatters as opposed to the rights of former residents waiting for apartments in the West Side Urban Renewal Area.

All new housing in the West Side Urban Renewal Plan, including that proposed for site 30, was intended to provide relocation for on-site tenants displaced by the renewal activity. The original tenants on site 30, and thousands of original residents of the west side area, left their homes with the firm guarantee that they would have first priority in moving back into the new housing to be constructed. That guarantee still stands.

If the City is to honor its obligation to those families who accepted the painful necessity of relocation, it must not accord a higher relocation priority now to others who have since taken over apartments the original tenants left.

can be rehabilitated for low-income families, and whether these 40 units would contribute more to the City's housing supply than the 160 units proposed in the low-income project.

We strongly doubt that the existing units can be rehabilitated without massive public subsidy in order to achieve the needed low rentals. Even could this be achieved, the massive subsidy would result in only a slight net gain in large apartments -- 40 six and seven room apartments in the rehabilitated structures as opposed to 32 five and one-half and six and one-half room apartments in the new project. But the new project would have a total of 160 apartments, four times the number in the existing structures. This is an important and decisive advantage.

The squatters moved in because of the seriousness of the housing shortage. The Housing and Development Administration has stated it will provide alternate temporary quarters in the area, as long as they are available, and ultimately consider the squatters for any new apartments not required to meet the needs of those with higher relocation priorities.

Failure by the City Planning Commission to approve the public housing project would leave the status of the renewal plan unchanged and site 30 would still be designated for middle-income housing. This would leave the status of the site in doubt and delay the building of greatly needed housing for the area.

The Housing and Development Administration has reviewed the West Side Urban Renewal Plan with the community and as a result has shifted the rent-level designation of many sites. All but 35 units remaining to be built are now scheduled as either public housing or FHA 236 moderate-income housing.

The change of site 30 from middle-income to public housing is an appropriate shift necessary to help achieve the goals of the West Side Urban Renewal project. We approve the change without qualification.

E-530

FINDINGS AND APPROVAL

The City Planning Commission finds that the Plan and Project of the New York City Housing Authority conforms to the general plan for the City's future growth and to the relevant parts of the Master P lan so far as adopted.

The City Planning Commission hereby approves pursuant to Section 150 of the Public Housing law, the public housing project tentatively designated as West 91st Street-Columbus Avenue Area, Site 30 in the West Side Urban Renewal Area, Borough of Manhattan.

DONALD H. ELLIOTT, Chairman
GERALD R. COLEMAN, Commissioner (dissenting)
MARTIN GALLENT, Commissioner
WALTER McQUADE, Commissioner
IVAN A. MICHAEL, Commissioner (dissenting)
CHESTER RAPKIN, Commissioner
JOHN E. ZUCCOTTI, Commissioner

The Housing and Development Administration, a City agency, charged with the responsibility of producing housing for the residents of this City, has submitted to this Commission for approval a request to change Site 30, fronting on Columbus Avenue between 90th and 91st Streets, in the West Side Urban Renewal Area of Manhattan, from middle-income housing to public housing. This request is the result of a reassessment of current community housing needs. The Housing and Development Administration and this Commission, by its action today both believe that Site 30, as reassessed, satisfies the community housing needs. I disagree.

Realizing that the great majority of present and former residents in the West Side Urban Renewal Area are poor persons, and that public housing is about the only type of housing such persons can afford, the Housing and Development Administration correctly changed its plan and substituted public housing for the overly expensive middle-income housing. The Housing and Development Administration should be commended for realizing and recommending this change. But, "all that glitters is not gold". This Turnkey public housing project, with Lefrak as its builder, is to be built on the site most objectionable to the community. The heart, head and strength of the poor and down trodden of this community live on Site 30. Throw them out, and you will have crushed their resistance, and buried them even deeper in the rubble of our City. This, in my view, is wrong;

EXHIBIT

our action today makes us a party to that wrong, and I refuse to be a part of it.

Site 30 consists of 5 buildings, all 5 story walk-ups, all containing 8 apartments. But 32 apartments have 4 bedrooms and 8 apartments have 5 bedrooms. The ceilings are 10 feet high, the rooms are large and private. The living room and master bedroom each have a fireplace and the kitchen has an oven in its brick wall. The Architect's Technical Assistance Center, an association of architects rendering professional assistance to poor and non-profit groups, has examined the buildings and found them to be structurally sound and in need of minor repairs. The Association of United Contractors of America has submitted cost estimates of $208,000.00, approximately $5,000.00 per apartment for rehabilitation. Refurbishing should cost even less. Plumbing, roofing and electrical are the major sources of repair.

One boiler serving all 5 buildings is in good condition. Each building has 2 stores, some of which are used for a health clinic, day care center, housing office and a coffee shop serving free coffee.

These buildings cannot be replaced today. Not even a Housing Authority project with 160 units containing only 8 four bedroom and no five bedroom apartments can substitute what already exists on Site 30. Everyone admits the need for large apartments to house large families of low income, yet when we have such accommodations, we are ready to destroy them. Why? Are we trying to solve the squatter issue by destroying sound and needed housing? If we are, I submit, it won't work.

The community has requested that the public housing scheduled for Site 30 be placed on Site 28 - the Amsterdam Avenue block front between the same 90th and 91st Streets, and only 1,000 square feet smaller in size. Site 28 has 3 families living in one building with all other site buildings either vacant or demolished. This site is ripe for ready public housing. It is apparently being saved for a privately sponsored middle-income development which is not anywhere near construction and which the residents cannot afford. Again, the community is to be given what it doesn't need and cannot use - expensive housing to be built sometime in the future. By putting public housing on Site 28, we can meet all the immediate needs of the community - housing for people of low incomes, no relocation problem and the maintenance of existing housing which cannot be replaced.

To do otherwise only proves that urban renewal does mean urban removal of the poor and powerless.

Squatting or homesteading is an issue here which must be dealt with. Fair and human consideration must be uppermost in our minds when resolving this problem. Evicting them by use of our legal and police institutions will not resolve the problem once and for all because as long as there is a housing crisis, we are going to have squatting and homesteading. And the people of our society who respect the application of just laws and fair enforcement thereof, will grow to abhor the unfair use of our legal and police institutions. This problem must be solved independently from the physical issues involved in Site 30's Plan and Project and thus far no real attempt has been made toward this end.

Mr. Chairman, I am constrained to vote NO.

E-533

DISSENTING STATEMENT OF COMMISSIONER GERALD F. COLEMAN

In 1957 the City Planning Commission found 17,000 families residing in the West Side Urban Renewal area. Twelve thousand of these families were found to have an annual income of less than $5,000 per year.

The present West Side Urban Renewal Program will provide but 12,000 apartments to replace the 17,000 previously on the site. Of these 12,000 new apartments, 5,500 will be for low income people. The 6,500 remaining dwelling units are mostly Mitchell Lama financed whose average rental is substantially more than $70 a room.

The present squatter movement can be directly linked to the lack of appropriate housing for the low income families displaced from this project, from neighboring conservation and re-hab projects -- both privately and publicly financed -- plus the monumental relocations carried through by the massive assault on low income housing carried on between 1962 and 1970 by the builders of luxury housing in Manhattan.

The Housing and Development Administration vacated the buildings on Site 30 some fifteen months ago. They were left standing, an open invitation to people, desperate for housing, to move in. During the past fifteen months the HDA and other municipal agencies have condoned the continued occupation of these apartments by the squatters. The City continued to furnish water to the buildings. Janitorial service, heat and hot water have been furnished by HDA which has had two permanent janitors assigned to the project during all

these fifteen months.

Other municipal agencies involved with the problem of relocation have used the Site 30 committee of squatters as a resource for families for whom no housing could be located.

I am not chiding the Housing and Development Administration for showing human kindness by the elementary services it provided the squatter tenants. However, the very least we can now ask is that the families who are presently residing on Site 30 should be given equal but not superior priorities for admission to public housing, either on this site or in vacancies available in Housing Authority developments. It is a recognition by the City that the faulty planning of the West Side Urban Renewal job and other activities mentioned above were the primary reason for the desperate action taken by the people now residing on Site 30.

E-534

STATEMENT OF COMMISSIONERS MARTIN GALLENT AND CHESTER RAPKIN.

We vote in favor of the public housing on Site 30.

The City, however, is not blameless in the affair of the squatters on Site 30 and bears a heavy responsibility. When an area is designated for urban renewal, or as a site for new housing or a public facility, the residents of existing buildings should not be forced to move until the City or the responsible agencies are prepared to move rapidly to prepare the site for construction. In which case, the building should be rapidly torn down.

Abandoned buildings standing for any length of time become targets for dope addicts, fire bombing and are a danger to the local population. These buildings also are a major hazard to our firemen. In the case of Site 30 the buildings became attractive to people desperate for housing and who, in fact, have made, at their own expense significant improvements. The City failed to act at once to rectify the situation and thus allowed a bad situation to become worse.

The City must meet its responsibility in the future and act with a sense of fairness and urgency. Buildings vacated must be repaired promptly or torn down. Squatters must be immediately removed and re-located to appropriate housing. For the City to repeat its errors in handling this situation, can only lead us to an intolerable and unacceptable result.

E-535

CONCURRING OPINION OF COMMISSIONER HALVO BENGARD

Cal. No. 22 CP-21654

Mr. Chairman, I vote yes.

The late Charles Abrams estimated that there may be 100 million deprived people around the world who have moved into vacant land in cities and become squatters, lacking other housing. Their favellas haunt their societies. The vast clusters of improvised dwellings are like political time bombs. As often as not their presence has been the excuse for a stiffening of the local government into severely autocratic forms. A small lawlessness begets a big one. The colonels and the generals promise to protect the rest of the people from those who live in the favellas, and thus take a repressive grip on the nation. It is, so far, not our kind of society.

Events of the past year have raised the question whether the housing situation is that bad in New York City. The answer is not quite yet, I think. We still have a system which is laboring to provide housing, and as an important part of that system we must clear areas of old housing. When we do so, we pledge to give those tenants who are moved out the first crack at the new housing, if they qualify. No one holds that this system is adequate, but it exists. New York City has laid out many millions to acquire sites for promised federal building grants. We are now sitting out an attack of seeming sclerosis in the federal system of funding.

In the site in question tenants were legally removed, and the buildings, some of them in fair condition, lay idle, until squatters were tempted to move in, and to form an admirable small community in the best of the apartments through their own efforts. Courageous as their action has been, and admirable as their fight to remain has been, we cannot break the promise to the original tenants to give them priority. If we were to do this we would be inviting a proliferation of the confusion, and doing an injustice to the original tenants, who own the priority, although so far it has been only a priority on a promise.

Let us not fool ourselves that the promises can be postponed forever from being fulfilled, however. If not, we too can become the inmates of a repressed society.

Thank you, Mr. Chairman

E-536

PLAINTIFF'S EXHIBIT 27 - SITE 30 REDESIGNATION - BOARD OF ESTIMATE APPROVAL

BOARD OF ESTIMATE
CITY OF NEW YORK

346

(Cal. No. 21)

Whereas, The New York City Housing Authority, pursuant to Section 150 of the Public Housing Law, has requested the Board of Estimate to approve the "Plan" and "Project" for a federally-aided public housing project, tentatively designated as the West 91st Street-Columbus Avenue Area (Site 30) within the West Side Urban Renewal Area within a portion of the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue and West 91st Street, Manhattan; and

Whereas, The New York City Housing Authority by memorandum dated June 7, 1971, applied to the City Planning Commission for approval of the "Plan" and "Project" and on August 11, 1971 the City Planning Commission adopted a report (CP-21654) whereby it unqualifiedly approved said "Plan" and "Project"; and

Whereas, The New York City Housing Authority has submitted to the Board of Estimate with this resolution the aforesaid memorandum heretofore submitted to the City Planning Commission setting forth the data now available with respect to the "Plan" and "Project", and the report of the City Planning Commission, referred to above, which said memorandum and report are now on file with the Secretary of the Board of Estimate; and

Whereas, The "Plan" is an undertaking for the clearance, replanning and reconstruction of the substandard and insanitary site specifically designated in the aforementioned memorandum and for the erection thereon of housing units to be acquired by the New York City Housing Authority a public housing project, which site has been designated for redevelopment as part of the West Side Urban Renewal Plan; and

Whereas, The "Project" is a specific improvement to effectuate the "Plan" above referred to and to provide safe and sanitary housing accommodations for persons and families of low income on the site described in the application submitted to the City Planning Commission as aforesaid; now, therefore, be it

Resolved, By the Board of Estimate of the City of New York that pursuant to Section 150 of the Public Housing Law, the aforesaid report (CP-21654) of the City Planning Commission is hereby approved and the "Plan" and "Project" relating to the federally-aided public housing project, tentatively designated as the West 91st Street-Columbus Avenue Area (Site 30) within the West Side Urban Renewal Area, located in a portion of the block bounded by Columbus Avenue, West 90th Street, Amsterdam Avenue and West 91st Street, in the Borough of Manhattan, as said "Plan" and "Project" are defined in subdivisions 13 and 14 of Section 3 of the Public Housing Law, and as more fully described in the aforesaid memorandum dated June 7, 1971, submitted to the City Planning Commission are hereby approved; and be it further

Resolved, That pursuant to the Public Housing Law, the Board of Estimate hereby determines and declares that all City-owned property to be ceded or conveyed by The City of New York to the New York City Housing Authority for housing purposes, in accordance with the "Plan" and "Project", as herein approved, is no longer required for the public use to which such property is presently devoted, and that it is to the interest of the City to grant, convey or lease such property to the Authority for the purposes of the Public Housing Law.

A true copy of resolution adopted by the Board of Estimate on NOVEMBER 11, 1971.

Ruth W. Whaley

Secretary

E-531

PLAINTIFF'S EXHIBIT 28 - SITE 4 REDESIGNATION
BOARD OF ESTIMATE APPROVAL (563)

BOARD OF ESTIMATE
CITY OF NEW YORK

346

(Cal. No. 164)

Whereas, The New York City Housing Authority, pursuant to Section 150 of the Public Housing Law, has requested the Board of Estimate to approve the "Plan" and "Project" for a federally-aided public housing project, tentatively designated as Site 4 in the West Side Urban Renewal Area, to be located in the area bounded generally by West 97th Street, Columbus Avenue, West 96th Street and a point approximately 615 feet east of Amsterdam Avenue, in the Borough of Manhattan; and

Whereas, The New York City Housing Authority, by memorandum dated May 7, 1970, applied to the City Planning Commission for approval of the "Plan" and "Project" and on August 12, 1970, the City Planning Commission adopted a report (CP-21224) whereby it unqualifiedly approved said "Plan" and "Project;" and

Whereas, The New York City Housing Authority has submitted to the Board of Estimate with this resolution the aforesaid memorandum heretofore submitted to the City Planning Commission setting forth the data now available with respect to the "Plan" and "Project" and the report of the City Planning Commission, referred to above, which said memorandum and report are now on file with the Secretary of the Board of Estimate; and

Whereas, The "Plan" is an undertaking for the clearance, replanning and reconstruction of the substandard and insanitary site more specifically described herein, which site is tentatively designated as Site 4 in the West Side Urban Renewal Area, and for the erection of a public housing project thereon and which project will serve as a relocation resource for tenants displaced from other sites within this urban renewal area; and

Whereas, The "Project" is a specific improvement to effectuate the "Plan" above referred to and to provide safe and sanitary housing accommodations for persons and families of low income on the sites described in the application submitted to the City Planning Commission as aforesaid; now, therefore, be it

Resolved, By the Board of Estimate of The City of New York that pursuant to Section 150 of the Public Housing Law, the aforesaid report (CP-21224) of the City Planning Commission is hereby approved and the "Plan" and "Project" relating to the Federally-aided public housing project, tentatively designated as Site 4 in the West Side Urban Renewal Area, located in the area bounded generally by West 97th Street, Columbus Avenue, West 96th Street and a point approximately 615 feet east of Amsterdam Avenue, in the Borough of Manhattan, as said "Plan" and "Project" are defined in subdivisions 13 and 14 of Section 3 of the Public Housing Law, and as more fully described in the aforesaid memorandum dated May 7, 1970, submitted to the City Planning Commission are hereby approved; and be it further

Resolved, That pursuant to the Public Housing Law, the Board of Estimate hereby determines and declares that all City-owned property to be ceded or conveyed by The City of New York to the New York City Housing Authority for housing purposes, in accordance with the "Plan" and "Project", as herein approved, is no longer required for the public use to which such property is presently devoted, and that it is to the interest of the City to grant, convey or lease such property to the Authority for the purposes of the Public Housing Law.

A true copy of resolution adopted by the Board of Estimate on **SEPTEMBER 17, 1970**

Ruth W. Whaley

Secretary.

PLAINTIFF'S EXHIBIT 29 - STATISTICAL WORKSHEET -
NEW YORK CITY HOUSING AUTHORITY (586)

E-338

STATISTIC WORK SHEET

DATE 10-1-73 PREPARED BY Stone

	At Initial Occupancy					Currently (12/31/72)					Welfare	
	W	B	Chinese	P.R.	Totals	W	B	Chinese	P.R.	Totals	Spanish	All
Wade Hampton	229	59	4	101	397	192	69	4	132	397	17.6%	19.0%
Bellaire	64	50	2	105	221	59	57	2	101	219	49.5%	49.8%
Edgemere	92	22	—	42	157							
Pomonok	82	23	1	61	167	191	87	3	119	397	9%	26%
Bowne	48	10	1	11	70							
Pelham	134	31	1	64	233	142	35	1	57	235		
Total	652	194	9	390	1245	574	243	10	419	1246		
%	52.4	15.6	0.7	31.3	100.0	46.1	19.5	0.8	33.6	100.1		
			(8/72)					(8/73)				
Leased Hog.	104	71	10	204	389	109	75	21	217	422		
	26.7	18.3	2.6	52.4	100.0	25.8	17.8	5.0	51.4	100.0		

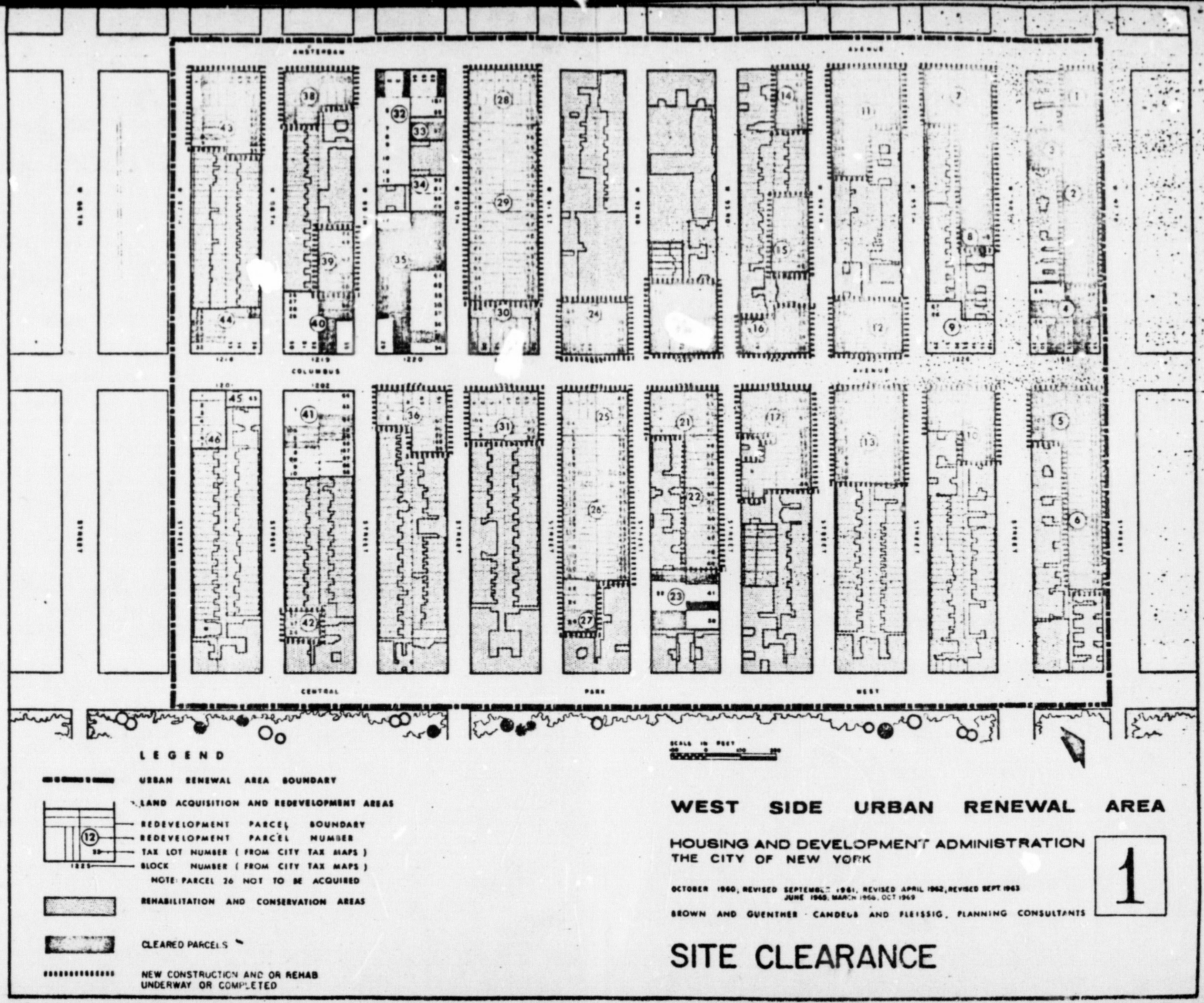
PLAINTIFF'S

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 22 . . 9

30 ID

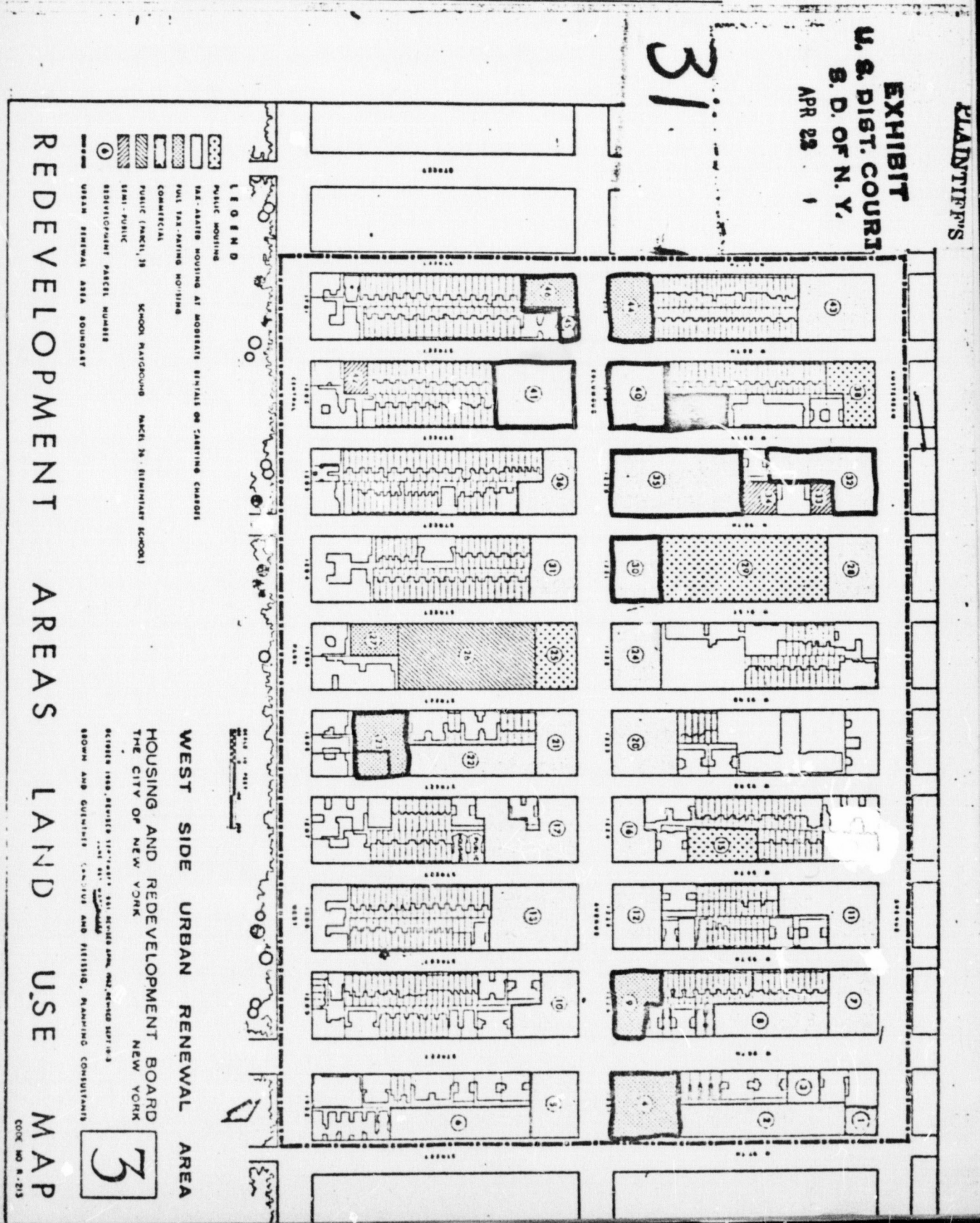
PLAINTIFF'S EXHIBIT 30 - SITE CLEARANCE MAP

E-539



E-540

PLAINTIFF'S EXHIBIT 31 - UNDEVELOPED SITE MAP



PLAINTIFF'S EXHIBIT 32 - COMPTROLLERS
STATEMENT re: WELFARE

(1)

Form B-54-30M-313259(67) 346

THE CITY OF NEW YORK — OFFICE OF THE COMPTROLLER

Prepared By | Date
Approved By

E541A

THE CITY OF NEW YORK — OFFICE OF THE COMPTROLLER

Prepared By: Date:
Approved By:

Upper Case UCL

Occupied - Limited Equity Cooperatives

	Name	Located	Type
1	Grandview Gdns	E/S Broadway 174th W. Fwy. 97 Ave	R
2			
3	Columbus Plaza Apts	W/S Broadway 59th to W 59-64 St	
4			
5	Yorkville Towers	E/S 1st Ave 91st to 92nd St	
6			
7	Independence House	S/S 23rd St 8th to 9th Ave	
8			
9	Jefferson Towers	W/S Col Ave 94th to 95th St	
10			
11	Nine 65 Co-op	65th to 66th W. 92 St	
12			
13	Old Ridge Co	145th thru 148th W 93rd to 94th	
14			
15	RNA House	S/S W 96 St to Columbus Ave	
16			
17	St Nicholas Towers	E/S Columbus Ave 90th to 91st St	
18			
19	Stuyvesant City Apts	E/S Columbus Ave 93rd to 94th St	
20			
21	Turin House	E/S Columbus Ave 83rd to 84th St	
22			
23	West 92nd St	W/S 96th to 97th St Amsterdam	
24			
25	West Side Manor	E/S W 94th to 95th St	
26			
27	Westview Apts (West Park)	W 97½ to Amsterdam	

PLAINTIFF'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 22

32 ID

(V)

W/Plans

Total Units	Occupied Units Black Spanish	Vacant Units	Occupied Units White
120	15		45
141	2		6
192	1		0
120	15		23
180	5		9
35	0		0
20	0		0
202	3		0
120	5		20
233	8		0
180	6		0
417	13		76
245	15		48
127	15		9
2471	125	341	227
	4½%	11%	

Note: Singleton Grant Occupancy (Receiving Welfare Rent)

PLAINTIFF'S

E-553

Form B 54-3-M 3132591(67) — 346

THE CITY OF NEW YORK

OFFICE OF THE COMPTROLLER

	Initials	Date
Prepared By		
Approved By		

Visit of U.S.

Occupied NYC Housing Auth. Developments Listed

	Name	Code No.	Location	Type	No. of Rooms	Total Units	Occupied Rooms	Percentage Rooms Occupied
1	NY-5-52-K		45-23- W 9th St	Apartments	1 Br	32	10	
2	"		22-42- W 31st St	"	"	73	35	
3	"		47-51- W 8th St	"	"	28	13	
4	"		35-43- W 8th St	"	"	17	5	
5	"		47-70- W 9th St	"	"	28	7	
6	"		135-145- W 95th St	"	"	55	17	
7								
8	NY-5-76		1/31/54 45-47 W 96th St	"	1 Br	40	5	
9	NY-5-56	Site A	1/31/54 Lexington Ave	Apartments	1 Br	70	17	
10		B	" 74 W 91st - Col. Ave	"	1 Br	165	63	
11		C	" 589 Lexington Ave	"	1 Br	153	53	
12	- DC Master Lease		1/31/54 W 92 St Manhattan	Projects	1 Br	223	124	
13	Municipal Housing Projects		1/31/54 Col. Lexington	Apts.	2 Br	200	149	
14						1,...	502	40%

E-54[illegible].

PLAINTIFF'S EXHIBIT 33 - TRINITY SCHOOL
BOARD OF DIRECTORS

PLAINTIFF'S
EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 23

33 ID

1967-1968

Trinity School

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Yale, Columbia

*In order of appointment
**Department heads

E-543

PLAINTIFF'S EXHIBIT 34 - BOARD OF ESTIMATE APPROVAL OF 1ST AMENDED PLAN

(4) Report dated August 20, 1963, of the Acting President of the Borough of Manhattan (printed in the Journal of Proceedings of the meeting of August 22, 1963—Cal. No. 7), approving the proposed project.

(5) Report dated September 17, 1963, of the Corporation Counsel (printed in the Journal of Proceedings of the meeting of September 26, 1963—Cal. No. 6), advising the Board that, if it deems it in the best interest of the City, it may adopt a resolution approving the proposed housing project.

(6) Report dated September 17, 1963, of the Comptroller (printed in the Journal of Proceedings of the meeting of September 26, 1963—Cal. No. 6), advising the Board of facts for information and guidance and for such action as may be deemed advisable.

(7) Communication dated August 14, 1963, from the Chairman of the Housing and Redevelopment Board, submitting a proposed redevelopment agreement and a resolution.

(8) Communication dated September 18, 1963, from the Housing and Redevelopment Board, submitting an amendment to the application.

On August 22, 1963 (Cal. No. 10), September 26, 1963 (Cal. No. 6), and October 17, 1963 (Cal. No. 7), the hearing was continued; on the latter date, to this meeting.

No one appeared in opposition or in favor.

The hearing was continued to December 19, 1963.

Cal. No. 12.

Public Hearing in Matter of Approval of Proposed Amended Final Urban Renewal Plan for West Side Urban Renewal Area Bounded by West 97th Street, Central Park West, West 87th Street and Amsterdam Avenue, Manhattan.

The Secretary presented an affidavit of publication showing that the matter has been duly advertised in accordance with a resolution adopted October 31, 1963 (Cal. No. 222).

No one appeared in opposition or in favor.

On motion of the President of the Borough of Manhattan, the hearing was closed, and the following resolution was offered:

Whereas, The Board of Estimate by resolution adopted on June 26, 1962 (Cal. No. 5), approved the final urban renewal plan for the West Side Urban Renewal Area, and

Whereas, The Housing and Redevelopment Board prepared an amendment to the urban renewal plan for the West Side Urban Renewal Area revised to May, 1963, which designates six areas occupied by 36 buildings, as rehabilitation areas for acquisition and rehabilitation by the New York City Housing Authority for a Federally-aided public housing project for persons and families of low income, and

Whereas, The City Planning Commission, after public hearing thereon, adopted a report on October 9, 1963 (CP-18110), approving the amendment to the final urban renewal plan for the West Side Urban Renewal Area, as revised to May, 1963, and

Whereas, The Board of Estimate, after public hearing thereon, has considered the said amendment, now, therefore, be it

Resolved, By the Board of Estimate that the amendment to the final urban renewal plan for the West Side Urban Renewal Area, as revised to May, 1963, be and the same is hereby approved.

Which was adopted by the following vote:

Affirmative—The Deputy Mayor, the Acting Comptroller, the Presidents of the Boroughs of Manhattan and Brooklyn and the Acting Presidents of the Boroughs of The Bronx, Queens and Richmond—18.

Note—This resolution was adopted subject to a favorable report of the Corporation Counsel.

Cal. No. 13.

Public Hearing in Matter of Authorization to Execute Proposed Lease with Lehigh Marine Disposal Corporation for Use of Lands Under Water and of Certain Portions of Roosevelt Street Dumping Board, East River, Manhattan.

The Secretary presented an affidavit of publication showing that the matter has been duly advertised in accordance with a resolution adopted October 31, 1963 (Cal. No. 227), and:

(1) Report dated October 23, 1963, of the Director of the Budget (printed in the Journal of Proceedings of the meeting of October 31, 1963—Cal. No. 227), stating that the Roosevelt Street Dumping Board is a rectangular-shaped, two-decked, reinforced concrete structure, constructed in 1924 around the north pier of the Brooklyn Bridge. Rental is computed from the formula approved by the Board of Estimate, as follows:

E-544

State of New York, County of Queens, ss.:

On the 2d day of December, 1963, before me personally came Thomas M. Goodfellow, to me known, who, being by me duly sworn, did depose and say that he resides at 76 Fourth Street, Garden City, N. Y.; that he is the President of The Long Island Rail Road Company, one of the corporations described in and which executed the above instrument; that he knows the seal of said corporation; that one of the seals affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

MARY K. BRUSH.

MARY K. BRUSH, No. 52-0470825, Suffolk County, Notary Public, State of New York. Commission expires March 30, 1965.

SCHEDULE A

Passenger stations within the City of New York for the cost of maintenance of which the City agrees to reimburse the Rail Road—

Queens County

Auburndale
Bayside
Bellaire
Broadway
Corona
Douglaston
Elmhurst
Far Rockaway
Flushing
Forest Hills
Fresh Pond
Glendale
Haberman
Hillside
Hollis
Hunters Point Avenue
Kew Gardens
Laurelton
Little Neck
Locust Manor
Long Island City
Murray Hill
Penny Bridge
Queens Village
Richmond Hill
Rosedale
Springfield Gardens
St. Albans
Union Hall Street
Woodhaven
Woodside
World's Fair

Kings County

East New York
Nostrand Avenue

Cal. No. 171.

Board of Estimate; Housing and Redevelopment Board; New York City Housing Authority; United States of America, Housing and Home Finance Agency—Approval of Amended Urban Renewal Plan for West Side Urban Renewal Area, Manhattan.

On November 21, 1963 (Cal. No. 12), the Board adopted a resolution approving the amended urban renewal plan, subject to a favorable report of the Corporation Counsel.

The Secretary presented the following, which was ordered filed:

The City of New York, Law Department, Municipal Building, New York 7, N. Y., December 10, 1963.

Board of Estimate—Attention *Mrs.* RUTH W. WHALEY, *Secretary:*

Sirs—I have your letter dated November 26, 1963, stating that your Board, at its meeting on November 21, 1963 (Cal. No. 12), adopted a resolution, subject to a favorable report by me, approving an amendment of the previously approved urban renewal plan for the West Side Urban Renewal Area, Borough of Manhattan.

Transmitted with your letter is the amended urban renewal plan, together with a copy of a communication from the Housing and Redevopment Board, dated October 25, 1963, relative thereto. You request this office to prepare the resolution to effectuate your Board's action relative to your approval of the amended urban renewal plan.

The final urban renewal plan for the West Side Area was approved by your Board on June 26, 1962 (Cal. No. 5). In said approved plan specific parcels within the urban renewal area were designated for conservation, rehabilitation and redevelopment. The proposed amendment designates six areas occupied by 36 buildings, originally designated for private rehabilitation, for acquisition and rehabilitation by the New York City Housing Authority as a Federally-aided public housing project for persons and families of low income.

Transmitted herewith are 13 copies of the subject resolution which effectuates the action taken by your Board, with my endorsement thereon, approving same as to form.

Yours truly,

LEO A. LARKIN, Corporation Counsel.

E-545

PLAINTIFF'S EXHIBIT 35 - HUDGINS
LETTER OF INTENT

LETTER OF INTENT

Housing and Redevelopment Board
The City of New York
2 Lafayette Street
New York, New York 10007

Re: West Side Urban Renewal Area
Premises: 27 & 29 W. 99th St.
Block No. 1208 Lot No. 22
Borough of Manhattan

Gentlemen:

1. The Undersigned hereby offers to purchase the above-mentioned premises (hereinafter referred to as the "Project Site") from The City of New York (hereinafter referred to as the "City"), for Sixty Thousand ($60,000) Dollars, subject to the terms, conditions and covenants set forth in the annexed proposed Contract of Sale, Redevelopment and Rehabilitation (hereinafter referred to as the "Contract of Sale") annexed hereto and made a part hereof.

2. The Undersigned hereby agrees to keep the aforesaid offer irrevocable until the Contract of Sale has been accepted or rejected by The City, except as hereinafter provided.

3. Request is hereby made by the Undersigned that the Housing and Redevelopment Board of The City of New York (hereinafter referred to as the "Board") assist in the processing of an application on behalf of the Undersigned with the Federal Housing Administration of the United States of America (hereinafter referred to as the "FHA") for a letter of pre-application analysis (hereinafter referred to as the "Letter of Mortgage Analysis") of insurability of a proposed mortgage in an amount which will be projected in a Financial Analysis to be prepared by the Board on behalf of the Undersigned and approved or deemed to have been approved by the Undersigned, as hereinafter provided in paragraph 10 hereof.

4. The Undersigned herewith delivers to the Board, for deposit with the Comptroller of the City, cash or certified check in the sum of $500, payable to the order of The City of New York, drawn on a New York City bank, subject to all of the terms and conditions set forth in this offer and Letter of Intent.

5. Within three (3) weeks after its receipt of the aforesaid certified check, the Board shall mail to the Undersigned Layout Drawings and and Outline of Specifications, based thereon, to be prepared by the Board at its own expense. (Said Layout Drawings shall include a proposed layout for the entire building and shall be drawn to 1/8" scale.)

6. Within two (2) weeks after the Board mails to the Undersigned the aforesaid Layout Drawings and Outline of Specifications, the Undersigned shall mail to the Board its approval or disapproval thereof.

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7. In the event that the Undersigned mails its disapproval to the Board of either the aforesaid Layout Drawings or the Outline of Specifications, or both, the Undersigned shall mail to the Board, within one (1) week thereafter, a set of revised Layout Drawings (which shall include a proposed layout for the entire building, drawn to 1/8" scale) or a revised Outline of Specifications, or both (as the case may be), which are proposed and approved by the Undersigned and which shall be prepared by a licensed architect or engineer engaged by the Undersigned at its own cost and expense.

8. Within two (2) weeks after the Board receives the proposed revised Layout Drawings or revised Outline of Specifications, or both, as submitted and approved by the Undersigned as aforesaid, the Board shall mail a notice to the Undersigned stating whether or not said proposed revisions are accepted by the Board, If so accepted by the Board, they shall constitute the Layout Drawings and Outline of Specifications hereinafter referred to. If not so accepted by the Board, the Board may mail a notice to the Undersigned stating that the Board elects not to process said application for a Letter of Mortgage Analysis from FHA. Upon such notification, the parties hereto shall have no rights against or obligations to each other, except that the City shall be obligated to promptly return to the undersigned the moneys paid to the City by the Undersigned, without interest or deduction.

9. Within two (2) weeks after the Board receives the Undersigned's approval of the Layout Drawings and Outline of Specifications proposed by the Board, or within two (2) weeks after the Board mails a notification to the Undersigned, stating that the revised Layout Drawings and Outline of Specifications proposed and accepted by the Undersigned are approved by the Board, the Board shall mail to the Undersigned a Financial Analysis setting forth, but not limited to, estimates of the following:

a. Total Acquisition and Rehabilitation Cost
b. Mortgage and Equity Requirements
c. Income and Expense
d. Return on Equity

10. Within one (1) week after the date of mailing of the said Financial Analysis by the Board to the Undersigned, the Undersigned shall mail its approval thereof to the Board. However, if said Financial Analysis shall project a return of less than 6% on the equity (after allowing a 5% reserve for loss of rental income through vacancies), the Undersigned shall be deemed to have approved it unless, within one (1) week after the date of mailing of the said Financial Analysis by the Board to the Undersigned, the Undersigned shall mail a notice to the Board, stating that said Financial Analysis is not approved by the Undersigned and that the Undersigned demands the return of the moneys paid to the City by the Undersigned, without interest or deduction. In that event, the parties hereto shall have no further rights aginst or obligations to each other, except that the City shall be obligated to return said moneys to the Undersigned promptly.

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11. Within one (1) week after the Board receives the Undersigned's approval of the Financial Analysis, as aforesaid, or within one (1) week after the Undersigned shall have been deemed to have approved the Financial Analysis as aforesaid, the Board shall mail an application to the FHA for a Letter of Mortgage Analysis of insurability of a proposed mortgage in the amount projected in the Financial Analysis, and shall mail therewith the Financial Analysis, Layout Drawings and Outline of Specifications, approved as aforesaid.

12. In the event that, within six (6) weeks after the mailing of an application for a Letter of Mortgage Analysis, as aforesaid, to the FHA by the Board, the Board shall fail to mail to the Undersigned a copy of a Letter of Mortgage Analysis, the Undersigned shall have the option to mail a notice to the Board, stating that the Undersigned withdraws its offer to purchase and terminates its request for assistance in the processing, as aforesaid. Upon such notification, the parties hereto shall have no rights against or obligations to each other, except that the City shall be obligated to return the above-mentioned moneys, without interest or deduction, to the Undersigned promptly.

13. In the event that, within six (6) weeks after the mailing of an application for a Letter of Mortgage Analysis, as aforesaid, to the FHA by the Board, the FHA shall mail to the Undersigned a Letter of Mortgage Analysis of insurability of a proposed mortgage in an amount less than 95% of the amount of mortgage projected in the Financial Analysis, the Undersigned shall be deemed to have accepted the mortgage projected as insurable in said Letter of Mortgage Analysis, unless, within one (1) week after the said mailing by the FHA of a letter of Mortgage Analysis, the Undersigned mails a notice to the Board, stating that the terms of said Letter of Mortgage Analysis are not approved by the Undersigned and that the Undersigned withdraws its offer to purchase and terminates its request for assistance in processing, as aforesaid. Upon such notification, the parties shall have no obligations against or obligations to each other, except that the City shall be obligated to return the above-mentioned moneys, without interest or deduction, to the Undersigned promptly.

14. In the event that, within six (6) weeks after the mailing of an application for a Letter of Mortgage Analysis, as aforesaid to the FHA by the Board, the FHA shall mail to the Undersigned and to the Board a Letter of Mortgage Analysis of insurability of a proposed mortgage in an Analysis or in a lesser amount which the Undersigned shall have been deemed to have accepted, as aforesaid, the Board, within two (2) weeks after receipt of such Letter of Mortgage Analysis shall notify the Undersigned to appear, at the office of the Board, at a date, time and place specified in said notice, which date shall be not less than one (1) week nor more than two (2) weeks after the date of mailing of said notification, for the purpose of signing, acknowledging and delivering to the Board the proposed Contract of Sale and for the purpose of depositing with the Board a down payment of 10% of the purchase price hereinbefore stated.

15. The Undersigned shall appear at the office of the Board at the date, time and place specified in the aforesaid notice and shall sign, acknowledge, and deliver to the Board the proposed Contract of Sale, and shall deposit with the Board a down payment, by cash or certified check, drawn on a New York City bank, payable to the order of The City of New York, in an amount equal to the difference between 10% of the above-mentioned purchase price and the $500 delivered by cash or certified check with this Letter of Intent. Said two payments amounting in aggregate to 10% of the purchase price, are hereafter referred to collectively as the "deposit" or downpayment" on the signing of the Contract of Sale.

16. Unless, within three (3) months after the execution, acknowledgement and delivery to the Board by the Undersigned of the proposed Contract of Sale, the Board shall deliver to the Undersigned said Contract of Sale, duly signed and acknowledged in behalf of the City pursuant to an authorizing resolution of the Board of Estimate of the City of New York, approving said Contract of Sale, the Undersigned shall have the option to mail a notice to the Housing and Redevelopment Board, stating that the Undersigned withdraws its offer to purchase. Upon such notification, the parties hereto shall have no rights against or obligations to each other, except that the City shall be obligated to return said deposit, without interest or deduction, to the Undersigned promptly.

17. The Layout Drawings and Outline of Specifiations to be annexed to and make a part of the Contract of Sale shall be those which were acted upon by the FHA at the time the FHA shall have mailed to the Undersigned a Letter of Mortgage Analysis of insurability of a proposed mortgage either (1) in an amount the Undersigned was obligated to accept under this Letter of Intent or (2) in such lesser amount thereof which the Undersigned accepted or was deemed to have accepted pursuant to this Letter of Intent. The aforesaid Letter of Mortgage Analysis shall be annexed to and made part of the proposed Contract of Sale.

18. Within two (2) weeks after the Board mails a notice to the Undersigned, stating that additional documentation, including but not necessarily limited to Federal Form No. H-6004 for Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualifications and Financial Responsibility, is or are required by the Board or by any city, state or federal governmental agency having jurisdiction of the approval of the project, or of the proposed sale, or of the proposed mortgage insurance, the Undersigned shall mail the said required documentation to the Board, completed, executed and acknowledged, as required in such forms as may be forwarded to the Undersigned for said purposes.

19. The Board at any time may notify the Undersigned that the Board, in its sole discretion, elects either not to process or to discontinue processing said application for a Letter of Mortgage Analysis from FHA, or not to present to the Board of Estimate, or to withdraw from the Board of Estimate, a proposed authorizing resolution, as aforesaid, or that the Board of Estimate has failed or refused to adopt such proposed authorizing resolution. Upon such notification, the parties shall have no rights against or obligations to each other, except that the City shall be

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obligated to return the above-mentioned sum of $500 and, if it has received it, the above-mentioned balance of the down payment, without interest or deduction, to the Undersigned promptly.

20. In the event that the Board defaults in the performance of any of the acts, on its part to be performed hereunder, provided that the default of the Undersigned is not a contributing cause thereof, the Undersigned shall have the option to mail a notice to the Board, stating that the Undersigned withdraws its offer and terminates its request to process, as aforesaid. Upon such notification, the parties shall have no rights against or obligations to each other, except that the City shall be obligated to return to the Undersigned promptly such moneys as it may have received from the Undersigned pursuant hereto, without interest or deduction.

21. In the event that the Undersigned defaults in the performance of any of the acts on its part to be performed under this Letter of Intent, provided that the default of the Board is not a contributing cause thereof, the Board shall have the option to mail to the Undersigned a notice of refusal of the above-mentioned offer and termination of processing pursuant to this Letter of Intent. Upon such notification, the Board shall notify the Comptroller of the City of New York, to retain such moneys as he may have received hereunder as liquidated damages to reimburse The City of New York for costs and expenses incurred by the City of New York, through the Board, in preparing or processing, or in preparing and processing, with the FHA the Layout Drawings, Outline of Specifications, Financial Analysis and documentation incident to the application for the issuance of a Letter of Mortgage Analysis. Such costs and expenses are conceded by the Undersigned to be not less than $500 and shall not be subject to accounting to the Undersigned.

22. Any default referred to in paragraph numbered "20" hereof shall be deemed waived unless the option referred to is exercised within two (2) weeks after the right to exercise the option shall accrue. The party having the right to exercise any option referred to in paragraphs numbered "20" and "21" may extend, in writing, the time for performance of the condition the non-performance of which gave rise to the right to exercise the option. In this event, the extended time for performance shall be of the essence and the default which gave rise to the right to exercise the option shall be deemed waived.

23. The rights of the parties set forth in paragraph numbered "20", "21" and "22" shall be the exclusive remedies of each party against the other in the event of default by the other party.

24. All submissions, communications and notifications shall be sent, and all options hereinbefore referred to shall be exercised, only by certified mail, return receipt requested, sent by either party to the other hereunder, addressed as follows:

a. When sent by the Board to the Undersigned, it shall be addressed as follows:

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Alvin C. Hudgins
Name
112-70 175th Place
Address
St. Albans N.Y.
City and State

b. When sent by the Undersigned to the Board it shall be addressed to the Housing and Redevelopment Board, 2 Lafayette Street, New York 7, New York.

c. Either party may, by written notice sent in accordance with the provisions of sub-paragraph a or b of this paragraph, change the name and address to which notice hereunder to said party shall be sent.

The Undersigned shall limit the designation referred to in subdivision "a" and "c" of this paragraph to one person only. The address of said person shall be within a radius of 100 miles of the territorial limits of the City of New York. It the Undersigned be more than one person, notice to or from the person named in sub-paragraph "a" or "c" hereof shall be binding on all of the Undersigned.

25. It is agreed that neither the receipt nor the acknowledgement of receipt of the cash or certified check payment in the amount of $500, or of the cash or certified check for the balance of the aforesaid deposit or down payment, or both, nor any other similar or dissimilar activity of the City or the Board in connection with this matter, in accordance with the terms and conditions of this letter, shall constitute an acceptance by the Board or The City of New York of the above-mentioned offer by the Undersigned to purchase the Project Site, nor shall it constitute an offer or option by The City of New York or the Housing and Redevelopment Board to sell the Project Site, nor shall it constitute a representation or agreement by the City or the Board that it will select the Undersigned as a Sponsor or purchaser of the Project Site, or that it will convey any portion of the Project Area to the Undersigned, or that it will enter into any agreement with the Undersigned with respect to the redevelopment of any portion of the Project Area.

26. The proposed Contract of Sale referred to herein shall not be binding upon the City unless and until it is signed and delivered in behalf of the City pursuant to an authorizing resolution of the Board of Estimate of The City of New York, approving the Contract of Sale.

27. No statements or acts by, or in behalf of, either The City of New York or the Housing and Redevelopment Board shall constitute an understanding with respect to, or contract for, the disposition, sale or purchase of the above-mentioned premises, unless and until the annexed proposed Contract of Sale is approved by resolution of the Board of Estimate and is executed and delivered in behalf of the City, pursuant thereto, as seller, and the undersigned, as purchaser.

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28. All times referred to herein shall be of the essence. In the event that any of such times shall be extended or re-extended by mutual written agreement, the extended or re-extended time shall be of the essence.

29. If the Undersigned be an individual person, pronouns and adjectives referring to said person inanimately shall be deemed to refer to the gender of said person. If the Undersigned be more than one individual person, nouns, pronouns and ajectives referring to said persons inanimately and in the singular, and verbs referring to the acts of said persons in the singular, shall be deemed to refer to a plural number of individual persons.

30. (a) Whenever one week or a number of weeks is specified as a period from a certain day within which or after or before which an act is authorized or required to be done, one week shall be construed as seven (7) calendar days exclusive of the calendar day from which the reckoning is made; and the number of weeks shall be construed as seven (7) calendar days multiplied by the specified number of weeks exclusive of the calendar day from which the reckoning is made.

(b) Whenever a number of months is specified as a period from a certain day within which or after or before which an act is authorized or required to be done, the number of months shall be computed by counting such number of calendar months from such day, exclusive of the calendar month in which such day occurs, and shall include the same numbered day of the month in the last month so counted as the last day of the period so counted. If there be not such same numbered day in the last month so counted, the period computed shall expire with the last day of the month so counted.

(c) Whenever the last day of a period falls on a Saturday, Sunday or public holiday or half holiday, the period shall be deemed extended to include the next business day. However, if the day following said next business day is a Saturday, Sunday or public holiday or half holiday, the period shall be deemed extended to include the next business day thereafter.

31. The Undersigned agrees that it will not, without the approval of the Board, sell, assign, transfer, pledge or hypethecate, in whole or in part, its interest in the within Letter of Intent or either or both of the sums of money delivered to the Board, as aforesaid.

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Witness

Very truly yours,

Receipt

Receipt is hereby acknowledged of cash or a cetified check drawn on a New York bank is the sum of $500, payable to the order of The City of New York, subject to all the terms and conditions set forth in the foregoing Letter of Intent.

Dated: 4/27/70.

HOUSING AND REDEVELOPMENT BOARD

By

Its

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PLAINTIFF'S

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 25

35 A

PLAINTIFF'S EXHIBIT 35A - HUDGINS
CONTRACT OF SALE

CONTRACT OF SALE, REDEVELOPMENT AND REHABILITATION

This Contract entered into as of the 11th day of February, 1971 by and between The City of New York, a municipal corporation of The State of New York (hereinafter referred to as the "City" or the "Seller"), and ALVIN C. HUDGINS AND ROSA HUDGINS, his wife, both residing at 112-70 175th Place, St. Albans, New York, hereinafter referred to as the "Purchaser" or the "Sponsor" or the "Redeveloper".

WITNESSETH:

WHEREAS, the City acquired title to premises known as 27 and 29 West 94th Street, in the City, County and State of New York (hereinafter more fully described in Paragraph 101 hereof and referred to as the "Project Site") pursuant to a project for the rehabilitation and conservation of the West Side Urban Renewal Area in accordance with the provisions of Article 15 of the General Municipal Law: and

WHEREAS, the Board of Estimate of the City by resolution adopted on February 11, 1971 (Cal.No.[illegible]) elected to proceed with the disposition of the Project Site pursuant to the provisions of Article 15 of the General Municipal Law of the State of New York by negotiation and at a fixed price, without public auction or sealed bids; and determined that such disposition is the appropriate method of making the property available for redevelopment and rehabilitation; that the Purchaser named herein possesses the qualifications and financial resources necessary to acquire and develop the property accord-

ance with the Urban Renewal Plan (a copy of which is annexed hereto, made a part hereof and marked Exhibit A) for the West Side Urban Renewal Area; that the proposed price is satisfactory and not less than the fair value of the property for uses in accordance with the Urban Renewal Plan; and

WHEREAS, the Sponsor and the City desire hereby to enter into a formal contract for the sale and purchase of the Project Site, and the redevelopment and rehabilitation of the building thereon, subject to all the terms, conditions and covenants hereinafter set forth in this Contract of Sale, Redevelopment and Rehabilitation (hereinafter referred to as the "Contract of Sale"):

NOW, THEREFORE, each of the parties hereto, for and in consideration of the promises and agreements of the other party, do COVENANT AND AGREE as follows:

ARTICLE I

CONVEYANCE

101. The City agrees to sell and convey to the Purchaser, and the Purchaser agrees to purchase from the City, all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, lying and being in the Borough of Manhattan, City and State of New York, bounded and described as follows:

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ALL those lots, pieces or parcels of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of 94th Street distant 243 feet Westerly from the corner formed by the intersection of the Northerly side of 94th Street with the Westerly side of Central Park West; running thence Northerly parallel with Central Park West, and part of the distance through a party wall, 100 feet 8½ inches; thence Westerly parallel with 94th Street 32 feet; thence Southerly again parallel with Central Park West and part of the distance through another party wall, 100 feet 8½ inches to the Northerly side of 94th Street; thence Easterly along said 94th Street 32 feet to the point or place of BEGINNING. The parcel above described is referred to herein as the "Project Site".

102. Said conveyance shall be by bargain and sale deed without covenants assumed by the grantor, except the covenants provided for by Section 13 of the Lien Law of the State of New York, and such deed shall be in the form and substance of the deed annexed hereto, made a part hereof and marked Exhibit B, and shall be delivered by the City to the Purchaser at the time and place specified for such conveyance for the closing of title in the written notice given by the Housing and Development Administration in behalf of the City

to the Purchaser in accordance with Paragraph 109 hereof.

103. A. The purchase price of the Project Site shall be SIXTY THOUSAND and no/100 ($60,000) Dollars, payable as follows:

(1) SIX THOUSAND and no/100 ($6,000.) Dollars upon the signing of this Contract by certified check or bank draft drawn upon a bank doing business in The City of New York, subject to collection made payable to the order of the Finance Administrator of The City of New York, the receipt of which is hereby acknowledged; and FIFTY FOUR THOUSAND and no/100 ($54,000) Dollars upon the delivery of the deed of the Project Site.

104. All sums required to be paid upon delivery of the deed shall be paid by certified check or bank draft drawn upon a bank doing business in the City of New York made payable to the order of the Finance Administrator of The City of New York.

105. Heretofore, the Purchaser has delivered to the Housing and Development Administration a Letter of Intent with respect to the Project Site, together with a certified check or bank draft for FIVE HUNDRED ($500.00) Dollars payable to the City of New York, subject to the terms and conditions of said Letter of Intent, and the Housing and Development Administration has delivered to the Purchaser a Receipt therefor. Upon the signing of this Contract of Sale by the parties hereto and upon the application of said moneys as part of the payment to be made by the Purchaser to The City on the signing of this

Contract of Sale, all rights and obligations of the parties arising out of said Letter of Intent and Receipt shall be deemed extinguished and of no further force or effect.

106. The Project Site is sold and is to be conveyed, as aforesaid, free and clear of all liens and encumbrances, except as herein stated, provided that said sale and such conveyance is and will be made subject to the following:

A. All the terms and provisions of the Contract between the City and the Federal Government, a copy of which is annexed hereto, made a part hereof and marked Exhibit D, as may be applicable.

A-1. All the terms and provisions of the contract between the City and the New York State Government, a copy of which is annexed hereto, made a part hereof and marked Exhibit D-1, as may be applicable.

B. Building violations, if any.

C. Any state of facts an accurate survey may show, provided the same does not render title unmarketable.

D. All the terms, covenants and conditions of this contract.

E. The delivery, at the closing of title, by the Purchaser to the Seller of:

(1) a certified check to the order of the City Treasurer for the amount of the Real Property Transfer Tax imposed by Title I of Chapter 46 of the Administrative Code of The City of New York; and the return required by the said statute and the regulations issued pursuant to the authority thereof, duly signed and sworn to by the Purchaser; which certified check and return the Seller agrees to cause to be delivered to the City Register promptly after the closing of the title; and

(2) a certified check, for the preparation of the purchase money note and purchase money mortgage by the Corporation Counsel of The City of New York, payable to The City of New York in the sum of $50.00; and a certified check, similarly payable, to cover all mortgage taxes, stamp taxes, if any, and recording fees.

F. The furnishing by the Purchaser, as an additional purchase price, of all revenue stamps required to be affixed upon the deed.

G. Taxes, assessments, water rates and sewer rents shall be apportioned as of the date of closing of title. If the closing of title shall occur before the tax rate is fixed, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation.

H. The Purchaser will accept the real property in its "as is" condition on the date of conveyance of the Project Site.

I. All fixtures and articles of personal property attached or appurtenant to or used in connection with said premises which may be owned by the Seller, are included in this sale in their "as is" condition on the date of conveyance of the Project Site.

J. Zoning Resolution, adopted by the Board of Estimate on December 15, 1960, effective December 15, 1961, and any amendments and supplements thereto;

K. Subject to covenants and restrictions contained in an instrument recorded in the Register's Office of The City of New York for the County of New York on the day of 19 , in Liber of Conveyances, page .

L. Subject to a party wall agreement contained in an instrument recorded in the Register's Office of The City of New York for the County of New York on the day of , 19 , in Liber of Conveyances, page .

M. Subject to a sprinkler easement contained in an instrument recorded in the Register's Office of The City of New York for the County of New York on the day of , 19 , in Liber of Conveyances, Page .

107. The Purchaser shall notify the Seller in writing, at least one (1) week (time being of the essence) prior to the date fixed herein for the delivery of the deed, of any and all objections in respect of the title; and it is expressly agreed that any and all objections hereunder to the Seller's title, other than those set forth in said notice, shall be deemed waived by the Purchaser, shall not constitute objections to the Seller's

title and shall not be grounds for rejection thereof. If the Purchaser shall so notify the Seller of objections to title as aforesaid the Seller shall be entitled, at its option, to a reasonable adjournment for the purpose of clearing said objections.

108. In the event that the Seller is unable to convey title in accordance with the terms of this contract, the sole liability of the Seller will be to refund to the Purchaser the amount paid on account of the purchase price, and, upon such refund and payment being made, this contract shall be considered canceled and the parties shall be mutually released of all of their obligations under the terms of this contract.

109. (a) The Housing and Redevelopment Board of The City of New York (hereinafter referred to as the "Board") shall mail to the Purchaser, within two (2) weeks after the Board receives written notice of the issuance by the Federal Housing Administration of the United States of America (hereinafter referred to as the "FHA") of a Letter of Commitment for insurance of a proposed mortgage in an amount equal to or exceeding the sum of money set forth in the Letter of Mortgage Analysis, annexed hereto, made a part hereof and marked Exhibit G, a notice that the City will close and convey title to the Purchaser, pursuant to the terms of this Contract of sale, on the date (or the adjourned date, as the case may be) of initial closing of the building loan mortgage to be insured by the Federal Housing Administration of the United States of America, and at the same place and time. If such closing of title is not consummated within six (6) months after the date of the aforesaid Letter of Commitment, through no fault or neglect of the Purchaser, the Purchaser shall have the option to mail a notice to the City that, if through no fault or neglect of the Purchaser, a date within one (1) month after receipt of said notice, is not fixed, on ten (10) days notice to the Purchaser, for the initial closing of the building loan mortgage and the closing of title hereunder and if such closings are not consummated on that day, unless through the fault or neglect of the Purchaser, the Purchaser may exercise its option to terminate this contract, by written notice to the Board. Said option to terminate shall be deemed waived unless exercised within ten (10) days after said one (1) month period has expired.

(b) If the contract is terminated in accordance with the

foregoing provisions, the moneys paid by the Purchaser as the deposit on signing this contract shall be returned in full by the City to the Purchaser without interest, set-off or counterclaim and the parties hereto shall have no further claim against one another.

(c) If the Purchaser fails to appear at such closing or, at such time, fails to pay the Seller the considerations to be paid to the Seller pursuant to this Contract, the Seller, by its Commissioner of Real Estate at his option may declare the Purchaser in default and retain all moneys paid on account of the purchase as liquidated damages.

(d) All times referred to herein shall be of the essence.

110. It is understood and agreed that all understandings and agreements heretofore had between the parties hereto are merged in this contract, which alone fully and completely expresses their agreement, and that the same is entered into after full investigation, neither party relying upon any statement or representation, not embodied in this contract, made by the other. The Purchaser has inspected the building standing on said premises and is thoroughly acquainted with its condition.

111. This Contract may not be changed or terminated orally. The stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties.

112. The Sponsor, shall simultaneously with the closing of title, furnish to the City of New York, a bond, in form satisfactory to the City, issued by surety company authorized to do business in the State of New York. Said bond shall be conditioned that if the Sponsor shall not complete the alterations in accordance with the approved Final Alteration Plans and Specifications within the period of time provided for such completion, and any authorized extensions of such time the surety shall pay to the City as liquidated damages the amount of said bond. The amount of said bond shall be fixed at a sum equal to ten (10) per cent of the cost of the alteration or rehabilitation of said building.
In lieu of such bond, the sponsor may, at the time of the closing of the mortgage, tender a 100% payment and performance bond approved by the City to be issued by a surety company authorized to do business in the State of New York and executed by the general contractor in charge of the alteration and rehabilitation of said building, in favor of the City, the sponsor and the mortgagee securing the faithful performance of the contract for alteration or rehabilitation of said building, in an amount equal to 100% of the contract price under such alteration or rehabilitation contract.

113. The Purchaser hereby covenants and agrees for and on behalf of itself, its successors and assigns, and every successor in interest to the land to be conveyed pursuant hereto, or any part thereof, or any structure heretofore or hereafter erected thereon, or any part thereof, and any lessee thereof, or any deed or instrument executed by any of them conveying title or granting any leasehold or other right of possession thereto shall contain covenants on the part of the purchaser for itself, and such successors, assigns and lessees that the purchaser and such successors, assigns and lessees, shall:

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(1) Carry out the rehabilitation project of the property to be conveyed and the existing building thereon, as provided in this contract; and

(2) Devote the property to be conveyed and any structure heretofore or hereafter erected thereon to and only to and in accordance with the use and bulk controls governing the subject premises, as specified in:

(a) The Urban Renewal Plan approved by the Board of Estimate of The City of New York on June 26, 1962 (Calendar No. 5), as amended by the said Board of Estimate on November 21, 1963 (Calendar No. 12), as amended by the said Board of Estimate on December 3, 1964 (Calendar No. 11), as amended by the said Board of Estimate on October 14, 1965 (Calendar No. 24-A), and as the same (hereinafter referred to as the "Urban Renewal Plan as amended" or as the "Final Plan as amended") may heretofore have been or may hereafter be amended by said Board of Estimate, provided, however, that any hereafter-adopted amendments to said Final Plan as amended shall not affect the right to continue to devote the building, or the use and occupancy of the building, on the property to be conveyed, as rehabilitated or to be rehabilitated pursuant to this contract, to the use and occupancy authorized by this contract; and

(b) Not make any change in the project which shall vary the other project controls specified in Article III, Paragraph 302, of this contract, without the consent of the said Board of Estimate or its successor.

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113-A. The Purchaser agrees for itself and its successors and assigns and every successor in interest to the property to be conveyed or any part thereof and any deed or instrument executed by any of them covering title or granting any leasehold or other right of possession thereto shall contain covenants on the part of the purchaser for itself, its successors and assigns which covenants shall be covenants running with the land to effectuate the following:

(1) A covenant that the grantee, its successors and assigns of the land conveyed or any part thereof and any lessee of the land conveyed or any part thereof will and shall carry out the project as in this Contract provided, and will and shall devote such land to the uses specified in the Urban Renewal Plan as said Plan may be amended from time to time. Said covenant is to run from date of this contract for a period of forty (40) years from the date of approval of the Urban Renewal Plan, i.e. from June 26, 1962, and shall expire on June 26, 2002.

(2) A covenant that from the date of this contract for a period of forty (40) years from the date of approval of the Urban Renewal Plan, by The City of New York, the property to be conveyed shall not be used for any use other than the uses specified therefor in the Urban Renewal Plan, or contrary to any limitations or requirements of said Plan.

(3) A covenant that from the date of this contract for the period of forty (40) years from the date of approval of

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the Urban Renewal Plan, by The City of New York, no change shall be made in the project as set forth in the Urban Renewal Plan, without the consent of the City Planning Commission or its successor and the Board of Estimate of the City or its successor.

(4) A covenant that the grantee, its successors or assigns of the property to be conveyed or any part thereof and any lessee of the property to be conveyed or any part thereof shall comply with all Federal, State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color of national origin in the sale, lease, or occupancy of the subject premises or any part thereof.

(5) A covenant that the grantee, its successors and assigns of the property to be conveyed or any part thereof and any lessee of the property to be conveyed or any part thereof will not discriminate upon the basis of race, color, creed or national origin in the sale, lease, or rental or in the use or occupancy of the property to be conveyed or any part thereof or any improvements erected or to be erected thereon, or any part thereof.

113-B. Except as provided in Sections 113-C, 113-D and 113-E nothing expressed in or to be implied from this Contract is intended or shall be construed to give any person, firm or corporation other than the parties hereto and the holder or holders of the first mortgage and the Federal

Housing Commissioner or his Successor in Office authorized any legal or equitable right, remedy, or claim under this contract or under any provisions herein contained; this contract and all such provisions being for the sole and exclusive benefit of the parties hereto and the holder or holders of any mortgage and the Federal Housing Commissioner, or his Successor in Office authorized under this Contract.

113-C. Notwithstanding any provision to the contrary contained in Paragraph 113-B hereof, it is intended and agreed, and any deed or instrument executed by the Purchaser, its successors and assigns and any successor in interest to the property to be conveyed or any part thereof conveying title or granting any leasehold or other right of possession thereto shall so expressly provide, that the agreements and covenants provided in Paragraph 113-A hereof shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided for in the Contract between the parties, be binding, to the fullest extent permitted by law and equity, for the benefit of and in favor of, and enforceable by, the City and any successor in interest to the property to be conveyed or any part thereof, and the purchaser of any other land (or of any interest in such land) in the Urban Renewal Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan, and the United States (in the case of the covenant provided in Paragraph 113A, subdivision (5) hereof) against the Purchaser and its successors and assigns and every successor in interest to the property to be conveyed, or any part thereof or any interest therein, and any party in possession or occupancy of the subject premises or any part thereof. It is further intended and

agreed, that the agreement and covenants provided in Paragraph 113-A, subdivisions (1), (2) and (3), hereof shall remain in effect for the period of time stated therein (at which time such agreements and covenants shall terminate) and that the agreements and covenants provided in Paragraph 113-A, subdivision (4) and (5) hereof shall remain in effect without limitation as to time: Provided, that such agreements and covenants shall be binding on the Purchaser itself, such successor in interest to the property to be conveyed, and every part thereof and each party in possession or occupancy, respectively, only for such period as such successor or part shall have title to, or an interest in, or possession or occupancy of, the property to be conveyed or part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to provisions of the Urban Renewal Plan, or similar language, in the contract shall include the land and all building, housing, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

113-D. Notwithstanding any provision to the contrary contained in Paragraph 113-B hereof, and in amplification, and not in restriction of, the provisions thereof, it is intended and agreed that the City and its successors and assigns shall be deemed beneficiaries of the agreements and covenants provided in Paragraph 113-A thereof, and the United States shall be deemed a beneficiary of the covenants provided in subdivision (5) of Paragraph 113-A hereof, both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall (and any deed or instrument executed by the purchaser,

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its successors and assigns and any successor in interest to the property to be conveyed or any part thereof conveying title or granting any leasehold or other right of possession thereto shall so state) run in favor of the City and the United States, for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the City or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The City shall have the right, in the event of any breach of any such agreement or covenant provided in subdivisions (1), (2), (3), (4) and (5) of Paragraph 113-A hereof, and the United States shall have the right in the event of any breach of the covenant provided in subdivision (5) of Paragraph 113-A hereof, to exercise all the rights and remedies, and to maintain any actions of suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

113-E. The Purchaser agrees for itself and its successors and assigns and every successor in interest to the property to be conveyed or any part thereof and any deed or instrument executed by the owner, its successors and assigns and any successor in interest to the property to be conveyed or any part thereof conveying title or granting any leasehold or other right of possession thereto shall, contain covenants on the part of the grantee for itself, its successors and assigns which covenants shall be covenants running with the land, to effectuate the following:

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(1) A covenant that the grantee, its successors and assigns of the property to be conveyed or any part thereof and any lessee of the property to be conveyed or any part thereof will not discriminate against any person because of the race, color, religion, national origin or ancestry of such person in the sale, lease or rental or in the use or occupancy of the property to be conveyed or any part thereof of any improvements erected or to be erected thereon, or any part thereof.

(2) Notwithstanding any provision to the contrary contained in Paragraph 113-B hereof, it is intended and agreed, and any deed or instrument executed by the Purchaser, its successors and assigns and any successor in interest to the property to be conveyed or any part thereof conveying title or granting any leasehold or other right of possession thereto shall so expressly provide, that the agreements and covenants provided in Paragraph 113-E (1) hereof shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided for in the Contract between the parties, be binding, to the fullest extent permitted by law and equity, for the benefit of and in favor of, and enforceable by, the City and any successor in interest to the property to be conveyed, or any part thereof, and the owner of any other land (or of any interest in such land) in the Urban Renewal Area which is

subject to the land use requirements and restrictions of the Urban Renewal Plan, and the State of New York against the Purchaser, and its successors and assigns and every successor in interest to the property to be conveyed or any part thereof or any interest therein, and any party in possession or occupancy of the property to be conveyed or any part thereof. It is further intended and agreed that the agreements and covenants provided in Paragraph 113-E, subdivision (1) hereof shall remain in effect without limitation as to time: Provided, that such agreements and covenants shall be binding on the Purchaser itself, each successor in interest to the property to be conveyed, and every part thereof, and each party in possession or occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the property to be conveyed of part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to provisions of the Urban Renewal Plan or similar language, in the Contract shall include the land and all building, housing, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

(3) Notwithstanding any provision to the contrary contained in Paragraph 113-B hereof, and in amplification, and not in restriction of, the provisions thereof, it is intended and agreed that the City and its successors and assigns and the

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State of New York shall be deemed beneficiaries of the agreements and covenants provided in said Subdivision (1) or Paragraph 113-E hereof, both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall (and any deed or instrument executed by the Purchaser, its successors and assigns and any successor in interest to the property to be conveyed or any part thereof conveying title or granting any leasehold or other right of possession thereto shall so state) run in favor of the City and the State of New York for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the City or the State of New York has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The City and the State of New York shall have the right, in the event of any breach of such agreement or covenant provided in Subdivision (1) of Paragraph 113-E hereof, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement of covenant may be entitled.

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114. Simultaneously with the closing of title of this contract, duly executed by the parties hereto, to the Sponsor, the Sponsor agrees to provide and keep in force during the term of this Contract of Sale, for the benefit of the City and the Board, comprehensive liability policies of insurace in standard form, protecting the City and the Board against any liability whatsoever, occasioned by accident or disaster on or about the Project Site or any appurtenances thereto. Such policies are to be written by good solvent insurance companies satisfactory to the Board, in the amount of $100,000 in respect to injuries to any one person, $300,000 in respect to injuries to any number of persons involved in one accident and $50,000 in property damages. In the event FHA mortgage insurance is obtained and the Commissioner succeeds to the rights and interests of the developer, FHA shall not be obligated to obtain and maintain the insurance coverage provided for in this paragraph.

ARTICLE II

RIGHTS AND OBLIGATIONS OF PURCHASER AND OF SELLER PRIOR TO THE DATE OF THE DELIVERY OF THE DEED

201. In the event that the Purchaser shall fail to perform any of the acts required to be performed by the Purchaser under the provisions contained in Article II of this Contract, within the respective times set forth herein for the performance thereof, and in the event that said default

shall continue one (1) week after notice of said default is sent by the Seller to the Purchaser, all times being of the essence, the City shall have the option of canceling this Contract; and if such option shall be exercised by the City, the moneys paid by the Purchaser as the deposit on the signing of this Contract by the Undersigned shall be retained in full by the City, without set-off or counterclaim, as liquidated damages to reimburse the City for costs and expenses incurred by the City, through the Board, in examining or processing, or examining and processing, the documents referred to herein.

202. In the event that the Seller shall fail to perform any of the acts required to be performed by the Seller under the provisions contained in Article II of this Contract, within the respective times set forth herein for the performance thereof, and in the event that said default shall continue one (1) week after notice of said default is sent by the Purchaser to the Seller, all times being of the essence, the Purchaser shall have the option of canceling this Contract; and, if such option shall be exercised by the Purchaser, the moneys paid by the Purchaser as the deposit on signing this Contract shall be returned in full by the City to the Purchaser, without interest, set-off or counterclaim.

203. Annexed hereto, made a part hereof and marked Exhibit E and F, are the following documents which have been heretofore approved by the Purchaser and by the Board and upon which the Letter of Mortgage Analysis was issued by the FHA;

Exhibit E: Layout Drawings; and
Exhibit F: Outline of Specifications.

204. The above-mentioned Letter of Mortgage Analysis issued by the FHA is annexed hereto, made a part hereof and marked Exhibit G.

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PRELIMINARY WORKING DRAWINGS AND OUTLINE SPECIFICATIONS

205. Within one (1) month after the date of signing of this Contract, the Purchaser shall mail to the Board five (5) copies of Preliminary Alteration Drawings and Outline Specifications on F. H. A. Form No. 2435, prepared at Purchaser's expense by its licensed architect or engineer, which shall be consistent with the Layout Drawings (Exhibit E) and the Outline of Specifications (Exhibit F) upon which Letter of Mortgage Analysis (Exhibit G) was issued by the FHA. Said Preliminary Working Drawings shall be complete $\frac{1}{4}$" scale drawings showing:

a. All floors, cellars and roof;
b. Front and rear elevations;
c. Longitudinal sections through stairs and structure;
d. Diagrammatic plumbing section; and
e. All mechanical drawings.

206. Within two (2) weeks after its receipt of the aforesaid submission, the Board shall mail to the Purchaser either:

a. A Notice of Approval (that the Board approves said Preliminary Working Drawings and Outline Specification, FHA Form No. 2435; or

b. A Notice to Amend said submission, which Notice shall specify in detail the amendments required. The requirements of said Notice to Amend shall be consistent with a detailed elaboration of the Layout Drawings (Exhibit E) and Outline of Specifications (Exhibit F) upon which the Letter of Mortgage Analysis (Exhibit G) was issued by the FHA.

Failure of the Board to mail to the Purchaser a notice, as aforesaid, shall be deemed to be an approval by the Board of said Preliminary Alteration Plans and Outline Specification.

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207. Within two (2) weeks after its receipt of the Board's Notice to Amend, the Purchaser, at its own cost and expense, shall cause the amendments, specified in the Board's Notice to Amend, to be made by Purchaser's licensed architect or engineer, and shall mail five (5) copies of the Preliminary Working Drawings and Outline Specification as so amended, to the Board for approval, in which event, the time requirements and the procedures set forth in Paragraph 206 and Paragraph 207 hereof shall apply to amendments made under this paragraph and to Notices of Approval thereof or Notices to Amend said amendments pursuant thereto, until a Notice of Approval is mailed.

208. Simultaneously with the mailing of the Notice of Approval of said Preliminary Working Drawings and Outline Specification, FHA Form No. 2435, by the Board to the Purchaser, the Board shall mail to the Purchaser in duplicate a certification of eligibility for tax exemption and tax abatement in accordance with Section J-51-2.5 of the Administrative Code of The City of New York.

APPLICATION TO LENDING INSTITUTIONS

209. Within one (1) month after the mailing to it of the Board's Notice of Approval of said Preliminary Working Drawings, and Outline Specifications, FHA Form No. 2435, and certification of eligibility for tax exemption and tax abatement in accordance with Section J-51-2.5 of the Administrative Code of the City of New York, the Purchaser shall:

a. Mail to such lending institutions as the Purchaser may deem appropriate a written Application for a mortgage in an amount at least equal to the amount specified in the Letter of Mortgage Analysis to cover the costs of acquisition, alteration and rehabilitation of the Project Site in accordance with the Preliminary Working Drawings and Outline Specification (FHA Form No. 2435); and, within one

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(1) week after said submission, the Purchaser shall submit to the Board a copy of such written Application. Each Application to a lending institution shall provide that said Application shall be deemed withdrawn unless, within thirty (30) days after the date of said Application, said lending institution files with the FHA an Application, together with the required supporting documentation and the filing fee required by the FHA, for Project Mortgage Insurance (FHA Form No. 2013), in triplicate, signed by the Purchaser as the proposed mortgagor and by the lending institution as the proposed mortgagee, for a mortgage in the amount specified in the aforesaid Letter of Mortgage Analysis.

b. File with the Department of Buildings of the City of New York an Alteration Application and Plans, based on said Preliminary Working Drawings and Outline Specification; and within one (1) week after such filing, mail to the Board a notice of the filing thereof, setting forth the Alteration Application number assigned by the said Department of Buildings and the date of filing thereof.

210. If, within two (2) months after the mailing to the Purchaser of the Board's Notice of Approval of said Preliminary Working Drawings and Outline Specifications and certificate of eligibility for tax exemption and tax abatement, as aforesaid, none of the lending institutions (to which the Purchaser has made application for a mortgage, as aforesaid) shall have filed with the FHA an Application for Project Mortgage Insurance of said proposed mortgage, as aforesaid, together with the required supporting documentation and the filing fee required by the FHA, the Purchaser shall mail to the Board within one (1) week after the expiration of the aforesaid two (2) month period, the following:

a. A Notice that the Purchaser has been unable to obtain the filing of the Application, documentation and filing fee, as aforesaid; and

b. Four additional copies of the aforesaid Preliminary Working Drawings and Outline Specification; and

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c. A request that the Board, in behalf of the Purchaser, attempt to induce a lending institution to file with the FHA such Application for Project Mortgage Insurance, together with the required documentation and filing fee, for a mortgage, which the lending institution is willing, in reliance upon such mortgage insurance, to make in the amount at least equal to that specified in the Letter of Mortgage Analysis, as aforesaid.

211. If within two (2) months after the receipt of said notice from the Purchaser, the Board fails to obtain such filing by a lending institution, then, provided that the delay or failure of the Purchaser to supply the required documentation, or pay the required fees to such lending institution and to the FHA shall not have been a contributing cause of the failure of the Board to obtain such filing, the Purchaser shall have the option provided for in Paragraph 202 hereof.

APPLICATION TO FHA; FINAL ALTERATION PLANS AND SPECIFICATIONS; AND BUILDING DEPARTMENT APPROVAL.

212. Upon the filing with the FHA by a lending institution of an Application for Project Mortgage Insurance of said proposed mortgage as aforesaid, together with the required supporting documentation and the filing fee required by the FHA, the Purchaser shall proceed diligently to obtain an approval from the FHA Architectural Section of the Preliminary Working Drawings and Outline Specification (as approved by the Board) and shall take such further steps as may be required by the FHA in furtherance of the said Application. Within three (3) weeks after it receives the approval from the FHA Architectural Section of the Preliminary Working Drawings and Outline Specification, either in the form submitted or as required by the FHA to be amended, the Purchaser shall:

a. Cause to be prepared, by its licensed architect or engineer, Final Alteration Plans and Final Specifications, which shall be consistent with the approved Preliminary Working Drawings and Outline Specification heretofore approved by the

Board except as to those changes required by the FHA, which changes shall be binding on and deemed approved by the Board and the Purchaser;

b. Mail five (5) copies of each thereof to the Board;

c. File with and diligently process for approval by the Department of Buildings of the City of New York an amendment to the Alteration Application and Plans heretofore filed pursuant to paragraph 209, subdivision (a) hereof. Said amendment shall be based on the Final Alteration Plans and Final Specifications hereinbefore provided for; and, within one (1) week after such filing, the Purchaser shall mail to the Board a notice of the filing thereof, setting forth the date of filing thereof.

213. If, within two (2) months after the filing thereof with the Department of Buildings, said Department shall fail to approve the above-mentioned Alteration Application and Plans, then, provided that the Purchaser shall not have been a contributing cause of such failure, the Purchaser shall have the option provided for in Paragraph 202 hereof. Within one (1) week after it receives the determination of the Department of Buildings, approving the aforesaid Alteration Application and Plans, the Purchaser shall mail to the Board two (2) conformed copies of said Alteration Application and Plans, showing the approval of the Department of Buildings.

214. The Purchaser may propose amendments, modifications, or corrections of any nature of such Alteration Plans and/or Specifications (which amendments, modifications and corrections are in this paragraph collectively referred to as "new Alteration Plans" and "new Specifications") provided that such new Alteration Plans and new Specifications comply with the requirements of the said Urban Renewal Plan and are approved by the Housing

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and Redevelopment Board. In such event, the procedures outlined above for approval of Preliminary Working Drawings and Outline Specification, of Final Alteration Plans and Final Specifications and of the Alteration Application, as hereinbefore provided for, shall be effective as to any amendments, modifications or corrections hereunder. However, if the Board shall disapprove of same or, if the Board shall approve thereof but the Department of Buildings shall disapprove of the Alteration Application or amendment thereto with respect to such amendments, modifications or corrections, the Alteration Application based thereon and approved by the Department of Buildings or, if said Alteration Application has not been so approved, the Final Alteration Plans and Specifications theretofore approved by the Board, shall be binding on the parties hereto in the same manner as if the Purchaser had not proposed any amendment, modification or correction pursuant to this sub-division.

215. If, within three (3) months after a lending institution has filed with the FHA an Application for Project Mortgage Insurance of said proposed mortgage together with the required supporting documentation and the filing fees, as aforesaid, the FHA fails to issue a Letter of Commitment for insurance of a proposed mortgage in an amount equal to or exceeding the sum of money set forth in the aforesaid Letter of Mortgage Analysis from the FHA, then, provided that the Purchaser shall not have been a contributing cause of such failure, the Purchaser shall have the option provided for in Paragraph 202 hereof.

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216. If, within three (3) months after the filing of the Application for Project Mortgage Insurance or (if after said three (3) month period) before the Purchaser has exercised its option under Paragraph 202 hereof, the FHA issues a Letter of Commitment for insurance of a proposed mortgage in an amount equal to or exceeding the sum of money set forth in the aforesaid Letter of Mortgage Analysis from the FHA, and, thereafter, if the Purchaser, without just cause, under the terms of this Contract, fails to perform the conditions on its part to be performed in accordance with the terms and provisions of Article I of this Contract, the City shall be limited to the option provided for in Paragraph 201 hereof. However, if the Purchaser is ready, willing and able to so perform, but the City fails to perform the conditions on its part to be performed in accordance with the terms and provisions of Article I of this Contract, the Purchaser shall be limited to the option provided for in Paragraph 202 hereof. With respect to such options:

a. The options referred to in Paragraphs 201 and 202 hereof, if exercised, shall be exercised only by a notice thereof sent by one party to the other in compliance with Paragraph 402 hereof.

b. Except as otherwise specifically provided for herein, the defaults and the notices thereof, giving rise to said options, shall be deemed waived and withdrawn, respectively, if not exercised within one (1) month after the right to exercise the option shall occur; time being of the essence.

c. At any time prior to the exercise of any of the options referred to in Paragraphs 201 and 202 hereof, the party having the right to exercise such option may extend, in writing, the time for performance of the condition the non-performance of which gave rise to the right to exercise the option. In this event, the extended time for performance shall

be of the essence and the original default, and the notice thereof, giving rise to the right to exercise the option shall be deemed waived and withdrawn, respectively.

d. At any time after the exercise of any of the options referred to in Paragraphs 201 and 202 hereof, the parties may, by written agreement signed by all of the parties hereto, extend the time for performance of the condition the non-performance of which gave rise to the right to exercise the option. In this event, the extended time for performance shall be of the essence and the exercise of the option arising out of said default shall be deemed void and of no effect.

217. Within one (1) week after the filing of any documentation with the FHA, with the lending institution or with the Department of Buildings by or in behalf of the Purchaser, the Purchaser shall mail two copies thereof to the Board.

FHA Commitment

218. Within one (1) week after its receipt of notice that the FHA has issued a Letter of Commitment for insurance of a proposed mortgage in an amount equal to or exceeding the sum of money set forth in the Letter of Mortgage Analysis, annexed hereto, made a part hereof and marked Exhibit G, the Sponsor shall mail a notice thereof to the Board; and thereafter the requirements of Article I, Paragraph 109, subdivision a, shall apply.

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ARTICLE III

Other Obligations of Purchaser

Surviving Delivery of the Deed

301. As soon as title to the Project Site shall have vested in the Purchaser, it shall proceed to effectuate the project with respect thereto in accordance with this Agreement. This obligation shall be a covenant running with the land, provided, however, it shall be subject to and limited by the provisions of Paragraph 312 hereof.

302. The Sponsor covenants and agrees for its successors, assigns and lessees to undertake and carry out, in accordance with the provisions of this Agreement, the Project (sometimes herein referred to as the "Redevelopment Project", "Rehabilitation Project" or "Redevelopment and Rehabilitation Project") which consists of the redevelopment and rehabilitation of the existing building located on the Project Site, in accordance with the following controls:

a. Urban Renewal Plan for the West Side Urban Renewal Area and general standards and controls for rehabilitation of properties collectively attached hereto and made a part hereof and marked Exhibit A;

b. Final Alteration Plans and Final Specifications, when mailed to the Board in accordance with Article II, paragraph 212, hereof. However:

(1) If new Alteration Plans and new Specifications are approved in accordance with the provisions of Article II, paragraph 214, hereof, said new Alteration Plans and new Specifications, to the extent applicable, shall be deemed to supersede the aforesaid Final Alteration Plans and Final Specifications as controls hereunder.

(2) When an Alteration Application (based on the aforesaid Final Alteration Plans and Final Specifications) is approved by the Department of Buildings, said Alteration Application, to the extent applicable, shall be deemed to supersede the aforesaid Final Alteration Plans and Final Specifications as controls hereunder, but the provisions of the Final Alteration Plans and Final Specifications shall continue as controls hereunder to the extent that they propose conditions additional to the said, approved Alteration Application.

(3) When an Alteration Application (based on new Alteration Plans and new Specifications, as provided for in Article II, paragraph 214, hereof) is approved by the Department of Buildings, said Alteration Application, to the extent applicable, shall be deemed to supersede said new Alteration Plans and new Specifications as controls hereunder, but the provisions of the new Alteration Plans and new Specifications shall continue as controls hereunder to the extent that they propose conditions additional to the said approved Alteration Application.

303. The Sponsor shall commence construction within 30 days after approval of the Alteration Application or amendment thereto is obtained in accordance with Article II, paragraphs 213 or 214 hereof, or within 30 days after delivery of the deed hereunder, whichever is the later date.

304. a. The alteration and rehabilitation of the building shall be completed within one year after approval of the Final Alteration Plans and Specifications except that, if prior to the expiration of said year, a mortgage to finance the improvement, or any part thereof, is insured by the Federal Housing Administration and provides for a longer period of completion, then such longer period shall be allowable to the Sponsor.

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b. The alteration and rehabilitation of said building shall be deemed completed when there shall have been issued for said Project Site, in accordance with the Alteration Application, approved by the Department of Buildings in accordance with the provisions of Article II, paragraphs 212 or 214, a permanent certificate of occupancy by the Department of Buildings of The City of New York. Promptly after completion of the improvements in accordance with the provisions of the agreement, the Housing and Redevelopment Board will furnish the Sponsor with an appropriate instrument certifying:

(1) That the completion of the alterations and rehabilitation of the project has been made in accordance with the approved Final Alteration Plans and Final Specifications or new Alteration Plans and New Specifications, except to the extent that they were superseded by the Alteration Application approved by the Department of Buildings.

(2) That the aforesaid completion was in accordance with the schedule for completion or of the construction schedule, whichever is applicable under the provisions of paragraph 305a.

(3) That, providing the Sponsor is not in default with respect to any of the obligations under this agreement, such improvements have been made in accordance with provisions of this agreement.

However, if a mortgage securing money loaned to finance the improvements, or any part thereof, is insured by the FHA, the rehabilitation of the improvements shall be deemed to be complete upon the issuance of the Completion Certificate and such certification shall be withheld only because of failure to carry out or complete construction insofar as it is governed by the specific requirements of the Urban Renewal Plan. Such cer-

tification shall not constitute evidence of compliance with or satisfaction of any obligation of the Sponsor to any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof. The certification provided for in this Paragraph shall be in such form as will enable it to be recorded in the office of the City Register. If, after the Certificate of Occupancy has been issued, the Housing and Redevelopment Board shall refuse or fail to provide any certification in accordance with the provisions of this Section, the Housing and Redevelopment Board shall, within 90 days after written request by the Sponsor, provide the Sponsor with a written notice, indicating in adequate detail in what respects the Sponsor has failed to complete the improvements in accordance with the provisions of this agreement or is otherwise in default and what measures or acts will be necessary, in the opinion of the Board, for the Sponsor to take or perform in order to obtain such certification.

305. a. All activities relating to the alteration and rehabilitation shall be progressed and performed pursuant to the provisions set forth in this paragraph and in paragraph 304, subdivisions (a) and (b) thereof, and the times of performance of said activities may be extended by the Housing and Redevelopment Board by reason of the delays specified in paragraph 306 herein. Such extension or extensions shall not bind any holder of a mortgage or any insurer of a mortgage, securing money loaned to finance the improvements or any part thereof. The Sponsor shall furnish to the Board a photostatic copy of any extension granted by the said holder and the said insurer of said mortgage, within 10 days after said extension is granted, but such extension or extensions shall not be binding on the Board except as to the construction schedule provided for in the applicable building loan agreement approved by the FHA.

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b. The Sponsor shall submit to the Housing and Redevelopment Board and to the FHA for approval of both of said agencies, upon the commencement of construction, a supplemental schedule of alteration and rehabilitation setting forth the time schedule for completion of portions of such work consistent with and within the respective periods of time mentioned in the first sentence of this paragraph, broken down into a schedule of progress and performance for each month, herein called the "Progress Schedule". From time to time said Progress Schedule may be revised and amended with the approval of both the Housing and Redevelopment Board and the FHA. Upon the failure of the Sponsor to submit said supplemental schedule within thirty (30) days after the commencement of construction or in the event that the supplemental schedule submitted by the Sponsor is not approved by the Housing and Redevelopment Board and the FHA, then the Housing and Redevelopment Board or the FHA may in its discretion prepare such supplemental schedule, which, when approved by both of said agencies, shall be deemed part of this agreement.

c. It is distinctly understood that, if at the end of any such monthly period set forth in said schedule, as supplemented, the alteration and rehabilitation work has not been progressed by the Sponsor as required by said schedule, and said delay is not excused by the FHA or the Housing and Redevelopment Board, then and in that event the Sponsor shall be in default under the terms of this agreement, and the City may proceed to recapture the premises conveyed under the terms of this agreement and may institute such actions or proceedings as it may deem advisable.

d. In the event that the delay or delays referred to in paragraph 306 interfere with the performance of some of the Sponsor's obligations but do not prevent the performance of other obligations of the Sponsor, the Sponsor shall

proceed in accordance with this agreement with those obligations, the performance of which are not prevented by such delay or delays, unless the Housing and Redevelopment Board in writing shall excuse the Sponsor from proceeding with all or part of such obligations, as herein provided.

e. The Sponsor shall submit a report in writing to the Housing and Redevelopment Board within thirty (30) days after the execution of this contract and every thirty days thereafter as to the progress in the project.

306. Anything in this agreement to the contrary notwithstanding, in the event of any enforced delay or delays in the performance of the Sponsor's obligations under this agreement by reason of (1) any actions, act, laws, rules, regulations or orders of the Federal Government or of the State or City of New York, including, but not limited to, controls or restrictions upon or requisitioning of materials, equipment, tools or labor due to war, national defense or national disaster; (2) acts of God or of the public enemy, acts of any other contractor or agency in the performance of any contract with the City, fires, floods, epidemics, quarantine, restrictions, strikes or other labor disputes, freight embargoes and weather of unusual severity such as hurricanes, tornadoes, cyclones; or (3) any delay or delays of any other contractor engaged by the Sponsor, because of any of the matters contained in this paragraph, the time for the performance of the Sponsor's obligations under this agreement shall be extended, for any one or more of the causes set forth above, for such period as the Housing and Redevelopment Board shall find in writing to be the period

of such enforced delay or delays, provided that the Sponsor notifies the Housing and Redevelopment Board in writing within thirty (30) days after the beginning of such delay or delays, and the cause or causes thereof. If there should be any enforced delay or delays for causes other than those listed in this paragraph, which delay or delays are beyond the control without fault or negligence of the Sponsor, said delay or delays, not to exceed six months, may be excused by the Housing and Redevelopment Board, in writing, for the period of such delay or delays. Any delay or delays caused by inability to obtain financing (which shall not constitute an enforced delay) may be excused in writing by the Housing and Redevelopment Board for a period not to exceed one year beyond the time specified in paragraph 304, subdivision a, for the completion of the alteration and rehabilitation. The Board may also excuse, in writing, the failure to send timely notice of any delay or delays as provided for above.

307. The Sponsor, for itself, and its successors and assigns, agrees that in the redevelopment and rehabilitation of the Project Site provided for in this Agreement:

(a) The Sponsor will not discriminate against any employee or applicant for employment because of race, creed, color, or national origin. The Sponsor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination;

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rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Sponsor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause.

(b) The Sponsor will, in all solicitations or advertisements for employees placed by or on behalf of the Sponsor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.

(c) The Sponsor will send to each labor union or representative of workers with which the Sponsor has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the City, advising the labor union or workers' representative of the Sponsor's commitments under Section 202 of Executive Order 11246, of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(d) The Sponsor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

(e) The Sponsor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or the Secretary of Housing and Urban Development pursuant thereto, and will permit access to the sponsor's books, records and accounts by the City, the Secretary of Housing and Urban Development and the Secretary of Labor for the purposes of investigation to ascertain compliance of such rules, regulations

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and orders.

(f) In the event of the Sponsor's non-compliance with the non-discrimination clauses of this contract, or with any of such rules, regulations, or orders, this Contract may be canceled, terminated, or suspended in whole or in part and the Sponsor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965 and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(g) The Sponsor will include the provisions of paragraph (a) through (g) in every sub-contract or purchase order, unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Sponsor will take such action with respect to any subcontract, or purchase order as the City may direct as a means of enforcing such provisions, including sanctions for non-compliance: Provided, however, that in the event the Sponsor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the City, the Sponsor may request the United States to enter into such litigation to protect the interests of the United States. For the purpose of including such provisions, in any subcontract or purchase order, as required hereby, the term "Sponsor" and the term "City" shall be altered only to reflect the proper identity of the parties.

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*307-A During the performance of this contract, the Redeveloper agrees as follows:

(a) The Redeveloper will not discriminate against any employee or applicant for employment because of race, creed, color or national origin, and will take affirmative action to insure that they are afforded equal employment opportunities without discrimination because of race, creed, color or national origin. Such action shall be taken with reference, but not be limited to: recruitment, employment, job assignment, promotion, upgrading, demotion, transfer, layoff or termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on-the-job training.

* To be included only in the case of projects aided by a State of New York loan, periodic subsidy or capital grant or in which application has been made for such loan, subsidy or grant.

(b) The Redeveloper will send to each labor union or representative or workers with which he has or is bound by a collective bargaining or other agreement or understanding, a notice, to be provided by the State Commission for Human Rights, advising such labor union or representative of the contractor's agreement under clauses (a) through (h) (hereinafter called "non-discrimination clauses"). If the Redeveloper was directed to do so by the City as part of the bid or negotiation of this contract, the Redeveloper shall request such labor union or representative to furnish him with a written statement that such labor union or representative will not discriminate because of race, creed, color or national origin, and that such labor union or representative either will affirmatively cooperate within the limits of its legal and contractual authority, in the implementation of the policy and provisions of these non-discrimination clauses or that it consents and agrees that recruitment, employment, and the terms and conditions of employment under this contract shall be in accordance with the purposes and provisions of these non-discrimination clauses. If such labor union or representative fails or refuses to comply with such a request, that it furnish such a statement, the Redeveloper shall promptly notify the State Commission for Human Rights of such failure or refusal.

(c) The Redeveloper will post and keep posted in conspicuous places, available to employees and applicants for employment, notices to be provided by the State Commission for Human Rights setting forth the substance of the provisions of clauses (a) and (b) and such provisions of the State's laws against discrimination as the State Commission for Human Rights shall determine.

(d) The Redeveloper will state, in all solicitations or advertisements for employees placed by or on behalf of the Redeveloper, that all qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, color or national origin.

(e) The Redeveloper will comply with the provisions of Sections 291-299 of the Executive Law and the Civil Rights Law, will furnish all information and reports deemed necessary by the State Commission for Human Rights under these non-

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discrimination clauses and such sections of the Executive Law, and will permit access to his books, records and accounts by the State Commission for Human Rights, the Attorney General, City, Commissioner of Housing and Community Renewal and the Industrial Commissioner for purposes of investigation to ascertain compliance with these non-discrimination clauses and such sections of the Executive Law and Civil Rights Law.

(f) This contract may be forthwith canceled, terminated or suspended, in whole or in part, by the City upon the basis of a finding made by the State Commission for Human Rights that the Redeveloper has not complied with these non-discrimination clauses, and the Redeveloper may be declared ineligible for future contracts made by or on behalf of the State or a public authority or agency of the State or housing authority, or an urban renewal agency, or contracts requiring the approval of the Commissioner of Housing and Community Renewal, until he has satisfied the State Commission for Human Rights that he has established and is carrying out a program in conformity with the provisions of these non-discrimination clauses. Such findings shall be made by the State Commission for Human Rights after conciliation efforts by the Commission have failed to achieve compliance with these non-discrimination clauses and after a verified complaint has been filed with the Commission, notice thereof has been given to the Redeveloper and an opportunity has been afforded him to be heard publicly before three members of the Commission. Such sanctions may be imposed and remedies invoked independently of or in addition to sanctions and remedies otherwise provided by law.

(g) If this contract is canceled or terminated under clause (f), in addition to other rights of the City provided in this contract upon its breach by the Redeveloper the Redeveloper will hold the City harmless against any additional expenses or costs incurred by the City in completing the work or in purchasing the services, materials, equipment or supplies contemplated by this contract, and the City may withhold payments from the Redeveloper in an amount sufficient for this purpose and recourse may be had against the surety on the performance bond if

necessary.

(h) The Redeveloper will include the provisions of clauses (a) through (g) in every contract, subcontract or purchase order altered only to reflect the proper identity of the parties in such a manner that such provisions will be binding upon each contractor, subcontractor or vendor as to operations to be performed within the State of New York. The Redeveloper will take such action in enforcing such provisions of such contract, subcontract or purchase order as the City may direct, including sanctions or remedies for non-compliance. If the Redeveloper becomes involved in or is threatened with litigation with a contractor, subcontractor or vendor as a result of such direction by the City, the Redeveloper shall promptly so notify the Attorney General, requesting him to intervene and protect the interests of the State of New York.

308. In the event that the Sponsor shall fail to perform any of the acts required to be performed by the Sponsor under the provisions contained in Article III of this Contract, within the respective times set forth herein for the performance thereof, all times being of the essence, the City, by the Housing and Redevelopment Board, shall have the option to notify the Sponsor of its default and to institute such actions or proceedings as it may deem advisable, including, but not limited to, proceedings to compel specific performance and payment by the Sponsor of damages, expenses and costs or to recapture the premises under this Agreement. In the event FHA mortgage insurance is obtained and the Commissioner succeeds to the rights and interests of the Sponsor, FHA shall have 60 days within which to cure any default.

309. The Sponsor shall not use, rent, license or permit the use of the land and building on the project site until completion of the alteration and rehabilitation as provided for herein. For the purpose of this paragraph only, the issuance of a temporary certificate of occupancy shall be deemed completion.

310. a The Sponsor agrees to provide in the multiple dwelling proposed hereby to be redeveloped and rehabilitated on the Project Site safe and sanitary dwelling units at rentals not in excess of the rentals for such accommodations

to be established and controlled by the City Rent and Rehabilitation Administration, effective when tax exemption and tax abatement, under Section J51-2.5 of the Administrative Code of the City, begin and terminating when said tax exemption or tax abatement terminates, whichever is later. The Board agrees to recommend to the City Rent and Rehabilitation Administration that the rentals be established at amounts which are consistent with the rental ceilings approved by the FHA in its Letter of Commitment issued pursuant to paragraph 218 hereof.

b. The Sponsor agrees to apply within thirty (30) days from the date of issuance of a Temporary Certificate of Occupancy for the Project Site by the City Department of Buildings or, if no Temporary Certificate of Occupancy be issued, of a Certificate of Occupancy; and to diligently process thereafter an application for tax exemption and tax abatement, pursuant to Section J51-2.5 of the Administrative Code of The City of New York, and keep said tax exemption and tax abatement in force, at least for the periods contemplated in the Letter of Mortgage Analysis (annexed hereto, made a part hereof and marked Exhibit G).

c. If the Commissioner of the FHA shall notify the Board that he has determined, after taking into consideration all factors bearing on the equities involved, that the maximum rents of the project site should be adjusted to the extent set forth in said determination, the Board, on receipt of notification of said determination, agrees to recommend to the City Rent and Rehabilitation Administration that the maximum rentals be adjusted to the amounts which are consistent with said determination of the Commissioner of the FHA.

d. In the event that the Commissioner of the FHA succeeds to the rights and interests of the Sponsor or becomes a holder of the mortgage, he shall have the right to establish all rental schedules and to amend such schedules as he may deem necessary, provided however that if said rental schedules, as so established or amended, exceed the maximum rentals as established or adjusted by the Rent and Rehabilitation Administration, the latter shall prevail during the period of either

tax-exemption or tax abatement, or both. In such event, the Commissioner of the FHA may by written notice to the Board waive, effective on July 1st of any year, the benefits of tax-exemption and tax abatement affecting the project site and, on receipt of such notice, the Board agrees to recommend to the Rent and Rehabilitation Administration that the dwelling units be decontrolled as of the effective date of the above-mentioned waiver.

e. The obligations of this paragraph 310 shall survive delivery of the deed to be conveyed hereunder.

311 a. It is agreed that, subject to the provisions of this agreement, if the Sponsor shall fail to carry out its responsibility hereunder respecting the alteration and rehabilitation or to pay real estate taxes, assessments, water and sewer rents when due prior to the issuance of a certification of completion or in the event of any default, failure or violation by the Sponsor of any of the obligations, covenants or agreements imposed upon it by this agreement and if any such failure shall not be cured within sixty days (except that in respect to the non-payment of taxes, assessments, water and sewer rents and charges the time shall be thirty days) after written notice of such failure is given to the Sponsor and to the holders of record of all building loan agreements, first mortgages in replacement thereof, and/or permanent mortgages made to finance the alterations contemplated by this agreement, then the Sponsor shall reconvey to the City without consideration by bargain and sale deed all the real property conveyed to the Sponsor by the City with all improvements thereon free and clear of all liens and encumbrances and mortgages but subject only to a purchase money mortgage, existing building loan agreements, first mortgages in replacement thereof, and/or all permanent mortgages made to finance the purchase and construction of all alterations under this agreement.

Such reconveyance and any revesting of title as a result thereof in the City shall always be subject to and limited by and shall not defeat, render invalid or limit in any way (i) the lien of any purchase money mortgage, existing building loan agreements, first mortgages in replacement thereof, and/or all permanent mortgages made solely to finance the purchase and construction of the alterations and rehabilitation contemplated under this agreement, and (ii) any rights or interests provided in this agreement for the protection of the holders of such purchase money mortgage, existing building loan agreements, first mortgages in replacement thereof, and/or all permanent mortgages made to finance the purchase and construction of the alterations contemplated under this agreement.

b. In the event that the Sponsor shall fail so to reconvey, the City may institute such actions or proceedings as it may deem advisable as well as proceedings to compel specific performance and acquire the fee title free and clear of all liens and encumbrances and mortgages subject only to any purchase money mortgage or mortgages or consolidated mortgages issued pursuant to the provisions of this Agreement, any existing building loan agreements, first mortgages in replacement thereof, and/or all permanent mortgages made to finance the purchase and construction of the improvements contemplated under this Agreement, and the payment of all damages, expenses and costs. The City may apply for and shall have the right to the appointment of a Receiver, without notice, in any such action or proceedings.

All acts of any such receiver shall be subject to and shall in no way impair existing building loan agreements, first mortgages in replacement thereof and/or all permanent mortgages made to finance the the purchase and construction of the alterations contemplated under this agreement, that may be outstanding on the property or that adversely affect the rights of mortgagees or the rights of the insurer of any mortgage or their successors and assigns.

c. However, the holder or holders of the building loan agreement, first mortgage replacement thereof and permanent mortgage made to finance the purchase and alterations contemplated under this agreement or assigns may each (a) pay any delinquent taxes, assessments, water and sewer rent charges within fifteen (15) days after the expiration of the thirty (30) day period herein provided and (b) complete the said project covered by the building loan agreement, first mortgage in replacement thereof and/or permanent mortgage made to finance the purchase and construction of the alterations contemplated under this agreement in accordance with the controls set forth in paragraph 302 hereof, upon giving written notice to the City of their intention to so complete, within fifteen (15) days after the expiration of the sixty (60) day period provided for in paragraph 311. a. If, however, the Federal Housing Commissioner or his successor

in office should own such property or hold the building loan agreement, first mortgage replacement thereof and/or the permanent mortgage made to finance the alterations contemplated under this agreement, the time period for the curing of a default in this agreement because of the failure to pay any delinquent taxes, assessments, water and sewer rent charges shall be sixty (60) days after written notice. Upon such completion the said holder or holders of said building loan agreement, of said first mortgage or of said permanent mortgage may, notwithstanding any provisions of this agreement to the contrary, if it has obtained the fee title to the real estate, sell the same or may add all such delinquent taxes, assessments, water and sewer rent charges advanced by it and all costs and incidental expenses of the work done by it to its advances and the lien of its mortgage and continue to hold its mortgage lien on said property.

d. Upon the revesting in the City of title to the Project Site (by voluntary reconveyance or by recapture pursuant to an action for specific performance), the City shall use its best efforts to resell the Project Site (subject to such mortgage liens and rights or interests provided for in paragraph 311, subdivision a, hereof) as soon and in such manner as the City shall find feasible and consistent with the objectives of the Urban Renewal Plan to a qualified and responsible party or parties (as determined by the City) which party or parties will assume the obligation of making or completing the improvements, or such other improvements in their stead, as shall be satisfactory to the City and in accordance with the uses specified for such Project Site in the Urban Renewal Plan. Upon such resale of the Project Site, the proceeds thereof shall be applied:

(1) First, to reimburse the City for all costs and expenses incurred by the City, including but not limited to salaries of personnel, in connection with the recapture, management, and resale of the Project Site and any amounts otherwise owing the City by the Redeveloper and its successor or transferee; and

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(2) Second, to reimburse the Redeveloper, its successor or transferee, up to the amount equal to (a) the actual cash payments made on account of the purchase price paid by it for the Project Site, and the cash actually invested by it in making any of the alterations and rehabilitation on the Project Site, less (b) any gains or income withdrawn or made by it from the Agreement or the Project Site.

Any balance remaining after such reimbursements shall be retained by the City as its property as liquidated damages.

312. a. Notwithstanding anything to the contrary in this agreement, it is further expressly understood that should the premises to be altered and rehabilitated be covered by mortgage insured or held by the Federal Housing Commissioner, or his successor in office, or should such property and improvements be owned by the Federal Housing Commissioner, or his successor in office, neither the Federal Housing Commissioner, nor his successor in office, nor the mortgagee under any mortgage insured by the Federal Housing Commissioner is in any wise obligated to complete the improvements contemplated in such mortgage transaction, nor does either guarantee the completion of alteration and rehabilitation as hereinbefore required by the Sponsor, and further, that in case of any default in the alteration and rehabilitation by the Sponsor, the Federal Housing Commissioner, or his successor in office, and said mortgagee, or either of them, shall have the option of completing or not completing the alteration and rehabilitation or causing the same to be completed.

b. Notwithstanding the foregoing provisions of this paragraph 312, it is hereby understood and agreed that if the mortgagee or the Federal Housing Commissioner or any successor in office of said Commissioner shall become the owner of the property and shall determine to perform the alteration and rehabilitation on the premises, or any part thereof, said mortgagee or Commissioner, or his successor in office, shall perform such construction or development operations in accordance with the provisions of this agreement, except that the

time limits set forth in paragraph 304 hereof may be extended by the Commissioner as may be necessary to complete any such alterations or rehabilitation. If any such mortgagee or Commissioner, or his successor in office, shall assign or transfer said property, except in case of assignment or transfer to said Commissioner, or any successor in office of said Commissioner, the instrument by which the assignment of transfer is effected shall contain a covenant, which shall be a covenant running with the land, that the grantee or any successor in interest of such grantee shall be obligated to perform and to complete the alteration and rehabilitation operations to be performed by the Sponsor, as provided for by this agreement, except that as to such grantee the time limits stipulated in paragraph 304 for the completion of the alteration and rehabilitation shall be extended from the date of the execution of said instrument for the period of time provided for in the building loan agreement or mortgage for the completion of the alteration; provided, further, that the alteration shall in any event be completed within one year from the date provided for in the building loan agreement or mortgage for the completion of the alteration; and provided, further, that the Federal Housing Commissioner or his successor, shall have the right, power and authority to waive, modify, or otherwise change as he in his sole discretion, shall determine, any detailed plans and specifications prepared for the premises so acquired and conveyed, it being understood, however, that the Commissioner will consult with the Housing and Redevelopment Board in respect to any such waiver, modification, or change in the alteration plans and specifications before proceeding with any waiver, modification or change in the alteration plans

and specifications; and provided, further, that if the Federal Housing Commissioner or his successor in office, waives, modifies, or otherwise changes said alteration plans and specifications, no such waiver, modification or change shall be inconsistent with the provisions of the applicable laws of the City or State of New York or of the Urban Renewal Plan for the West Side Urban Renewal Area, in effect on the date of this agreement.

c. Any of the aforesaid parties who completes the improvements, as aforesaid, shall be entitled to a completion certificate as provided in paragraph 304 hereof.

313. a. The Sponsor covenants and agrees that, prior to the actual completion of the alteration and rehabilitation, as said completion is defined in paragraph 304 hereof (which completion is hereinafter referred to in this paragraph 313 as "said completion"), it will not, without the prior approval of the Board of Estimate, dispose of the Project Site or any part thereof by sale, conveyance, lease, assignment, pledge, mortgage or any other means, whether similar or dissimilar, either directly or indirectly. Such disposition, if made pursuant to the approval of the Board of Estimate, shall comply with the following requirements:

(1) The vendee, grantee or lessee must be a qualified redeveloper which, in the opinion of the Board, is financially able to proceed with the project in accordance with this agreement.

(2) The consideration paid and to be paid to the Sponsor for such disposition of the Project Site shall not exceed an amount representing the actual cost to the Sponsor of the project, including carrying charges and the cost of any alterations, improvements, redevelopment and rehabilitation of the Project Site, as certified by the Housing and Redevelopment Board, it being intended to preclude the Sponsor from making any profit resulting from such disposition of the Project Site prior to the said completion but

to permit the Sponsor to use, rent, license or permit the use of the building on the project site to the extent permitted by a temporary certificate of occupancy (when issued by the Department of buildings) under circumstances not amounting to a disposition of the Project Site.

(3) Any profit so received by the Sponsor, which is unauthorized by the preceding subdivision, shall be held in trust by the Sponsor for the benefit of The City of New York and shall be payable to The City of New York, with interest at the rate of 6% per annum from the date of its receipt, on demand.

(4) In the event of any disposition of the Project Site, as aforesaid, the vendee, grantee, lessee, assignee, pledgee or transferee by any other means (whether similar or dissimilar) shall be required to assume all of the obligations of the Sponsor under this agreement.

b. If the Sponsor be a corporation:

(1) The disposition of the Project Site, as aforesaid, directly or indirectly shall, without limitation, be deemed to refer to the sale, assignment, transfer, pledge or hypothecation of stock or of any interest therein or otherwise in any manner or by any act or transaction effecting a change in ownership or interest in the stock of the Sponsor which would significantly change the identity of the parties in control of the Sponsor or the degree of interest therein, or by any other means, whether by increased capitalization, merger with another corporation, corporate or other amendments, issuance of additional or new stock or classification of stock, or otherwise.

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(2) Prior to said completion, no stockholder of the Sponsor shall sell, assign, transfer, pledge or hypothecate any stock of the sponsor owned or held by such stockholder, or any part thereof or any interest therein, at a price in excess of the actual cost thereof. No such transfer of stock shall be effected unless an affidavit attesting to the fact that no profit has been or will be derived either directly or indirectly is delivered to the Secretary of the Sponsor.

(3) Upon execution of this agreement, and again on the closing of title herein, the Sponsor shall furnish the Housing and Redevelopment Board with a complete statement, subscribed and sworn to by the Secretary of the Sponsor, setting forth all of the stockholders of the Sponsor and the extent of their respective holdings, and in the event any other parties have a beneficial interest in such stock their names and the extent of such interest, all as determined or indicated by the Sponsor of all parties who on the basis of such records own stock in the Sponsor, and by such other knowledge or information as the Secretary shall have.

(4) The Sponsor covenants and agrees that prior to said completion of the alteration and rehabilitation, it will notify the Housing and Redevelopment Board in writing, promptly upon registration, of any and all changes whatsoever in the ownership of stock, legal or beneficial, or of any other act or transaction involving or resulting in any change in the ownership of such stock or in the relative distribution thereof, or with respect to the identity of the parties in control of the Sponsor or the degree thereof, of which it or any of its officers have been notified,

(5) In the event that an inspection or audit of the accounts and records of the Sponsor shall disclose that such transfer of stock has been made at a price in excess of the actual cost thereof, then an amount equal to this excess shall be paid over to the City by the Sponsor as an additional price for the purchase of the property. Should the Sponsor fail to remit this amount within thirty (30) days after receipt of a written request therefor, then the Sponsor shall be in default under the terms of this agreement and the City may proceed to recapture the premises conveyed under the terms of this agreement and may institute such other actions or proceedings it may deem advisable.

(6) Every certificate of stock issued and to be issued by the Sponsor shall have endorsed thereon a statement that such stock is subject to the terms, covenants, conditions and provisions of this agreement.

c. The Sponsor also covenants and agrees that prior to completion of the alteration and rehabilitation it will not place any mortgage or other encumbrance upon the land or the existing building, or any part thereof other than a purchase money mortgage contemplated by this agreement, a building loan mortgage or first mortgage in replacement thereof and/or permanent mortgage made to finance the purchase and construction of the alteration and rehabilitation contemplated under this agreement.

314. Notwithstanding anything to the contrary in this agreement the Sponsor may, in addition to any other means, construct or finance the alteration project by mortgage loans which may be insured by the Federal Housing Administration under any of the provisions of the National Housing Act.

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315. Nothing expressed in or to be implied from this agreement is intended or shall be construed to give any person, firm or corporation, other than the parties hereto and the holder or holders of the first mortgage and the Federal Housing Commissioner or his successors in office, any legal or equitable right, remedy, or claim under any provisions herein contained; this agreement and all provisions being for the sole and exclusive benefit of the parties hereto and the holder of the mortgages and the Federal Housing Commissioner or his successor in office.

316. This agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of any party hereto, but this provision shall not operate to permit any assignment of the subject agreement or other voluntary transfer of any of the rights created hereunder except in such manner as may be expressly permitted by this agreement.

317. It is expressly understood and agreed notwithstanding anything to the contrary in this agreement that no person, firm, corporation, partnership, association

or organization, nor any stockholder, officer, director, partner, associate, member, official or employee thereof (hereinafter in this paragraph 317 collectively called "person") presently or formerly employed by the City on any planning and/or execution activities or services pertaining to the project site has any interest in the Sponsor or will be permitted to acquire any such interest. No such person will be employed by the Sponsor until any and all contractual obligation, duties or responsibilities owing to the City have been fully discharged as shall be determined in writing by the Housing and Redevelopment Board. Any person employed by the Sponsor or any planning and/or execution activities or services pertaining to the project site may not be employed by the City in connection with any matter pertaining to this agreement.

318. All the terms, covenants and conditions of this agreement, which by its terms involve the performance of any act or obligation after the delivery of the deed to the real property shall survive delivery of said deed.

319. No member, official or employee of the City shall have any personal interest, direct or indirect, in this agreement, nor shall any such member, official or employee participate in any decision relating to this agreement or any agreement arising out of or through this agreement which affects his personal interests or the interests of any corporation, partnership firm or association in which he is directly or indirectly interested.

ALL those lots, pieces or parcels of land with

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320. The Sponsor shall maintain full and accurate records with respect to all matters covered by this contract. The City of New York shall have free access at all times to such records and the right to examine and audit the same and to make transcripts therefrom and to inspect all data, documents, proceedings and activities. The Sponsor shall, at such times and in such form as the City may require, furnish it with such periodic reports concerning the status of the alteration and rehabilitation and with such statements, certificate, approvals, proposed budgets and copies of proposed and executed contracts, purchase orders, salary schedules, and other information relative to the alteration and rehabilitation, including financing thereof, as may be requested. The Sponsor shall furnish the City, upon request, with copies of studies, reports, surveys, proposals, plans, codes, and regulations, maps, charts, schedules, photographs, exhibits and other materials prepared or developed in connection with or as part of the alteration and rehabilitation. The City shall have unrestricted authority to reproduce, distribute and use any reports, data, or materials in whole or in part.

321. The City or Federal agency or its duly authorized representative, shall at all times have access to the project site and building for the purpose of supervising and inspecting the alterations and making a final inspection for acceptance of the completed work.

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322. After completion of the rehabilitation of the building and structure as provided for by Paragraph 304 of this contract and notwithstanding anything contained in the controls referred to in Paragraph 302 of this contract, and any other provisions contained in this contract in the event the building or structure on the project site is thereafter demolished, any new building or structure may be constructed in accordance with the Final Plan for the West Side Urban Renewal Project, approved by the Board of Estimate of the City of New York on June 26, 1962 (Calendar No. 5), and amended by the Board of Estimate on November 21, 1963 (Calendar No. 12) and amended by the Board of Estimate on December 3, 1964 (Calendar No. 11), and amended by the Board of Estimate on October 14, 1965 (Calendar No. 24-A), and any other subsequent amendment thereto heretofore or hereafter adopted by said Board of Estimate.

323. The wages to be paid for a legal day's work to laborers, workmen or mechanics employed upon the work contemplated by this contract shall not be less than "the prevailing rate of wage" as defined in Section 220 of the Labor Law of the State of New York.

324. All references in this Contract to the urban renewal plan approved by the Board of Estimate of The City of New York on June 26, 1962 (Calendar No. 5), and Amendment thereto approved by the said Board of Estimate on November 21, 1963 (Calendar No. 12), and Amendment thereto approved by the said Board of Estimate on December 3, 1964 (Calendar No. 11) and Amendment thereto approved by said Board of Estimate on October 14, 1965 (Calendar No. 24-A) and all amendments subsequently approved by the said Board of Estimate prior to the execution of this contract.

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ARTICLE IV

MISCELLANEOUS

401. If two or more individual persons constitute the Purchaser, the word "Purchaser" or "Redeveloper" or "Sponsor" shall be construed as if it read "Purchasers" or "Redevelopers" or "Sponsors" whenever the sense of this Contract so requires.

402. All submissions, communications and notifications shall be sent, and all options referred to in this Contract shall be exercised, only by certified mail, return receipt requested, sent by either party to the other hereunder, addressed as follows:

a. When sent by the City or by the Housing and Development Administration to the Sponsor, Redeveloper or Purchaser, they shall be addressed as follows:

_____
Name

_____
Address

_____
City and State

b. When sent by the Sponsor, Redeveloper or Purchaser to the City or to the Housing and Development Administration, they shall be addressed to the c/o The Housing and Development Administration, 100 Gold Street New York, N.Y. 10038

c. Either party may, by written notice sent in accordance with the provisions of subparagraph a or b of this paragraph, change the name and address to which notice hereunder to said party shall be sent.

(a) Carry out the redevelopment and rehabilitation

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403. Irrespective of whether the Sponsor, Redeveloper or Purchaser be one person (individual or corporation) or more than one person, the designation referred to in Paragraph 402, subparagraphs a and c shall be limited to one person or firm name in behalf of said person or persons. The address of said person or firm name designated shall be within 100 miles of the territorial limits of the City of New York. Submissions, communications and notifications to or from the person or firm name designated in Paragraph 402, subparagraph a or c shall be binding on all of the Sponsors, Redevelopers and Purchasers.

404. All times referred to in this Contract shall be of the essence. In the event that any of such times shall be extended or re-extended by mutual written agreement, the extended or re-extended time shall be of the essence.

405. Wherever the provisions of the West Side Urban Renewal Plan, as amended through the date of execution of this agreement, are inconsistent with the provisions of the Pilot Plan, annexed thereto, the provisions of the West Side Urban Renewal Plan, as amended as aforesaid, shall govern.

406. If the undersigned be an individual person, pronouns and adjectives referring to said person inanimately shall be deemed to refer to the gender of said person. If the Undersigned be more than one individual person, nouns, pronouns and adjectives referring to said persons inanimately and in the singular, and verbs referring to the acts of said persons in the singular, shall be deemed to refer to a plural number of individual persons.

407. a. Whenever one week or a number of weeks is specified as a period from a certain day within which or after or before which an act is authorized or required to be done, one week shall be construed as seven (7) calendar days exclusive of the calendar day from which the reckoning is made; and the number of weeks shall be construed as seven (7) calendar days multiplied by the specified number of weeks exclusive of the calendar day from which the reckoning is made.

b. Whenever a number of months is specified as a period from a certain day within which or after or before which an act is authorized or required to be done, the number of months shall be computed by counting such number of calendar months from such day exclusive of the calendar month in which such day occurs, and shall include the same numbered day of the month in the last month so counted as the last day of the period so counted. If there be not such same numbered day in the last month so counted, the period computed shall expire with the last day of the month so counted.

c. Whenever the last day of a period falls on a Saturday, Sunday or public holiday or half holiday, the period shall be deemed extended to include the next business day. However, if the day following said next business day is a Saturday, Sunday or public holiday or half holiday, the period shall be deemed extended to include the next business day thereafter.

408. Hand delivery, the receipt of which is acknowledged in writing by the recipient party, of any document or plan by either party to the other shall constitute compliance with the requirement under this contract for the mailing thereof.

409. This contract may be executed in any number of counterparts, each of which shall be an original, and all collectively shall constitute but one instrument.

410. The parties to this Contract, may by mutual written agreement, consented to by the Housing and Home Finance Agency of the Federal Government, and the Division of Housing and Community Renewal of the State of New York, alter, amend, modify or delete any terms, covenants or conditions contained in (a) this Contract; (b) any deed of conveyance; (c) any note, or mortgage made pursuant to this Contract; and (d) any of the controls set forth in Article III, Paragraph 302, hereof, for the Redevelopment and Rehabilitation Project, with or without consideration as the Board of Estimate may determine and approve. However, the written consent of the holder of any mortgage upon the interest in or any portion of the Project Site, and the

(Calendar No. 12) and Amendment thereto approved by the

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written consent of the insurer, if any, of any such mortgage, shall be required for any amendment to this Contract, to any deed of conveyance or to any of the aforesaid controls set forth for the Redevelopment and Rehabilitation Project.

411. The parties recognize that the Housing and Development Administration of The City of New York is the successor to the Housing and Redevelopment Board and agree that all reference to said Housing and Redevelopment Board and all references to the Housing and Development Administration shall be construed and deemed to mean the Housing and Development Administration of The City of New York.

412 The Purchasers agree to incorporate in any Construction Contract related to the Project, the following provisions:

A.(1)

(a) The contractor will not discriminate against any employee or applicant for employment because of race, creed, color or national origin. The contractor will take affirmative action to ensure that employees and applicants for employment are treated without regard to their race, creed, color or national origin. As used herein, the term "treated" shall mean and include, without limitation, the following: recruited, whether by advertising or other means; compensated, whether in the form of rates of pay or other forms of compensation; selected for training, including apprenticeship, promoted; upgraded; demoted; downgraded; transferred; laid off; and terminated. The contractor agrees to post in conspicuous places available to employees and applicants for employment, notices to be provided by the contracting agency setting forth the language of this nondiscrimination provision.

(b) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will be considered for employment without regard to race, creed, color or national origin.

(c) The contractor will send to each labor union or other representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the labor union or workers' representative of the contractor's commitments under Section 2 of Executive Order No.71 and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(d) The contractor will comply with all provisions of Executive Order No.71 and of the rules, regulations and orders issued pursuant thereto.

and that the agreements and covenants hereinbefore provided

(e) the contractor will furnish all information and reports required by Executive Order No.71 and by such rules, regulations, and orders issued pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the City Administrator for purposes of investigation to ascertain compliance with this Executive Order and such rules, regulations and orders.

(f) If the contractor does not comply with the nondiscrimination provisions of this contract or with Executive Order No.71 with any such rules, regulations or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further City contracts in accordance with procedures authorized in Executive Order No.71 and such other sanctions may be imposed and remedies invoked as are provided in this Executive Order, or by rule, regulation, or order issued pursuant thereto, or as otherwise provided by law.

A.(2)

The contractor will include the provisions of subsection A.(1)(a) through (f) above, in every subcontract or purchase order unless exempted by rules, regulations, or orders of the City Administrator issued pursuant to this Executive Order so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the City of New York to enter into such litigation to protect the interests of the City of New York.

A.(3)

The provisions of this subsection A shall be deemed supplementary to, and not in lieu of, or in substitution for, the provisions of the New York State Labor Law relating to nondiscrimination, and other applicable Federal, State or City law, ordinance, rule, regulation and Executive Order.

B.

The contractor shall employ minority individuals for training level jobs and shall participate in an on-the-job training program for them, which is acceptable to the City of New York. The program set forth in the training agreement dated December 10,1970 between the New York Building and Construction Industry Board of Urban Affairs Fund, executed by the Mayor and any such other signatories thereto, which is incorporated herein by references and shall be included in rules and regulations to be adopted pursuant to Executive Order #20, is a program acceptable to the City of New York. Training programs required by Executive Order #20 shall be consistent

the rights and remedies and to maintain any actions or suits

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and in ~~no way~~ conflict with the Training Agreement referred to above.

The contractor shall make a good faith effort to achieve the goal of one trainee to every four journeymen of each trade, where practical. The term "where practical" shall mean and include, but it is not limited to, the following situations indigenous to the nature and practice of the building and construction industry; the length of the job in terms of the amount of time required from start to completion of the work; the physical layout of the job and the feasibility of handling trainees; the unemployment ratio in any particular trade; the number of men already in training related to job opportunity; the dollar value of the contract; the type of work involved in its relation to the trade involved; availability of potential trainees; geographical location of the job site.

C.

The contractor shall participate in programs for rapid advancement to full journeymen pay scale for new minority employees who by training and experience can perform the duties of a qualified journeyman, as long as such programs are not inconsistent with the agreed upon Training Program referred to herein.

any holder of a mortgage insured by the Federal Housing

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IN WITNESS WHEREOF, The City of New York, acting by its Board of Estimate, has caused its corporate seal to be hereunto affixed and duly attested and this contract to be signed by its Mayor or Deputy Mayor, and the Purchasers have signed their names hereunto.

CITY SEAL

THE CITY OF NEW YORK

by

CITY CLERK

and

ATTEST:

City Clerk

ALVIN C. HUDGINS, Purchaser

ROSA HUDGINS, Purchaser

APPROVED AS TO FORM:

~~Acting~~ Corporation Counsel

Acting Hofman Redlich

2

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STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

On the 15th day of JULY, 1971 before me personally came ALVIN C. HUDGINS & ROSA HUDGINS to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

FREDRIC JAY ROTH
NOTARY PUBLIC, State of New York
No. 24 - 7197[illegible]0
Qualified in Kings County
Commission Expires March 30, 1973

Fredric Roth
Notary Public

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STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On this 5th day of August, in the year one thousand nine hundred and seventy-one before me personally came RICHARD R. ACKERLY, to me known to be the ~~Mayor~~ (Deputy Mayor) of the City of New York and the same person who executed the foregoing instrument, and he acknowledged that he executed the foregoing instrument on behalf of the City of New York as said ~~Mayor~~ (Deputy Mayor) and pursuant to the authority vested in him by resolution of the Board of Estimate adopted February 11, 1971, Calendar No. 8.

WILLIAM J. LEONARD
Notary Public, State of New York
No. [illegible]
Qualified in [illegible] County
Certificate Filed in New York County
Commission Expires March 30, 1973

William J. Leonard
Notary Public

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 11th day of August, in the year one thousand nine hundred and seventy-one, before me personally came HERMAN KATZ, with whom I am personally acquainted and known to me to be the City Clerk of the City of New York, who, being by me duly sworn, did depose and say that he resides at 308 East 79th Street in the Borough of Manhattan, City of New York, that he is the City Clerk of the City of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority.

Herman Katz
~~Notary Public~~

[illegible]
Commissioner of Deeds, City of New York
No. 3-611
Certificate filed in New York County
Commission Expires October 24, 1971

TO

ALVIN C. HUGGINS and
ROSA HUGGINS, his wife

A G R E E M E N T

The land affected by the
within instrument lies
in Section 4, Block 1208,
Lots 22 and 122 on the
Map of New York County.

RECORD AND RETURN TO:

Robert J. Rubinstein, Esq.
General Counsel for
Development
Housing & Develop. Admin.
100 Gold Street
New York City 10038

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PLAINTIFF'S EXHIBIT 36 - HUDGINS DEED

THIS INDENTURE, made the 5 day of August in the year One Thousand Nine Hundred and Seventy-one, between The City of New York, a municipal corporation, having its principal office at the City Hall, Borough of Manhattan, City and State of New York, hereinafter designated as the party of the first part and ALVIN C. HUDGINS and ROSA HUDGINS, his wife, residing at 112-70 175th Place, St.Albans, New York, hereinafter designated as the parties of the second part.

WHEREAS, the Board of Estimate of The City of New York, by resolution adopted on the 11th day of February, 1971 (Calendar No.8), duly ordered and directed the sale of the premises hereinafter described to the party of the second part for the negotiated price of Sixty Thousand and no/100 ($60,000.00) Dollars, subject to the terms, conditions, agreements and covenants of a certain Contract of Sale, Redevelopment and Rehabilitation, and

WHEREAS, pursuant to the aforesaid resolution, said premises were sold by and under the direction of the Commissioner of Real Estate on the 5th day of August 1971 at 2 Lafayette Street, Borough of Manhattan, City of New York, for the sum of Sixty Thousand and no/100 ($60,000.00) Dollars.

NOW, THEREFORE, WITNESSETH: That the party of the first part, in consideration of the sum of Sixty Thousand and no/100 ($60,000.00) Dollars lawful money of the United States, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, representatives and assigns forever:

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ALL those lots, pieces or parcels of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of 94th Street distant 243 feet Westerly from the corner formed by the intersection of the Northerly side of 94th Street with the Westerly side of Central Park West; running thence NORTHERLY parallel with Central Park West, and part of the distance through a party wall, 100 feet 8½ inches; thence WESTERLY parallel with 94th Street 32 feet; thence SOUTHERLY, again parallel with Central Park West and part of the distance through another party wall, 100 feet 8½ inches to the NORTHERLY side of 94th Street; thence EASTERLY along said 94th Street 32 feet to the point or place of BEGINNING.

Said premises being further designated as 27 and 29 West 94th Street.

The property intended to be described hereby is described on the tax maps for the Borough of Manhattan, City of New York, as Block No. 1208, Lot No. 22 and 122.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

set forth in said Public Notice has designated, as prospective purchasers of said project

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

TO HAVE AND TO HOLD said premises herein granted unto the parties of the second part, their heirs, representatives and assigns forever;

Subject to:

1. Building Violations, if any.

2. All the terms and provisions of a contract entered into between The City and the Federal Government

dated as of the 30th day of January, 1963 and approved by the Board of Estimate on the 16th day of January, 1963 (Calendar No.38) as may be applicable; and the terms and provisions of the contract between The City and the New York State Government dated as of the 11th day of July, 1963, and approved by the Board of Estimate on the 25th day of April, 1963 (Calendar No.273), as may be applicable.

3. All the terms, covenants and conditions of a contract entered into between the parties hereof, dated as of the 11th day of February 1971, and approved by the Board of Estimate on February 11, 1971 (Calendar No.83), which contract is intended to be recorded simultaneously herewith,

4. Any state of facts an accurate survey may show.

The parties of the second part by the acceptance of this deed, covenants and agrees for themselves and their heirs, representatives and assigns, and every successor in interest to the land conveyed hereby or any structure heretofore or hereafter erected thereon, or any part thereof, and any lessee thereof, that the parties

of the second part, and such successors, assigns and lessees, shall:

(a) Carry out the redevelopment and rehabilitation project as provided in the contract entered into between The City of New York and the party of the second part, dated as of February 11, 1971 and approved by the Board of Estimate of The City of New York on February 11, 1971 (Calendar No.8)

(b) Devote the property conveyed hereby and any structure heretofore or hereafter erected thereon to, and only to and in accordance with the uses specified in the Urban Renewal Plan approved by the Board of Estimate of The City of New York on June 26, 1962 (Calendar No.5)

and Amendment thereto approved by the said Board of Estimate on November 21, 1963 (Calendar No.12) and Amendment thereto approved by the Board of Estimate on December 3, 1964 (Calendar No.11) and Amendment thereto approved by the said Board of Estimate on October 14, 1965 (Calendar No.24 A), and

(a) Not discriminate upon the basis of race, color, creed or national origin in the sale, lease, or rental or in the use or occupancy of the property conveyed hereby or any improvements erected or to be erected thereon, or any part thereof.

(d) In the sale, lease or occupancy of the property conveyed hereby or any improvements erected or to be erected thereon, or any part thereof, not effect or execute any agreement, lease, conveyance or other instrument whereby the property conveyed hereby or any improvements erected or to be erected thereon, or any part thereof, is restricted upon the basis of race, color, creed or national origin, and comply with all State and local laws, in effect from time to time, prohibiting:

(1) discrimination or segregation by reason of race, color, creed or national origin, or

(2) discrimination against or segregation of any person hereafter seeking dwelling accommodations in any structure heretofore or hereafter erected on the property conveyed hereby because of that person's race, color, religion, national origin or ancestry.

(e) Not to make any change in the project which shall vary from the controls of the Urban Renewal Plan approved by the Board of Estimate of The City of New York on June 26, 1962 (Calendar No.5), and Amendment thereto

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approved by the said Board of Estimate on November 21,1963 (Calendar No.12), and Amendment thereto approved by the said Board of Estimate on December 3, 1964 (Calendar No.11), and Amendment approved by the Board of Estimate on October 14, 1965 (Calendar No.24 A), or as may hereafter be amended from time to time.

It is intended and agreed that the foregoing agreements and covenants shall be covenants running with the land and that they shall in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the contract between The City of New York and the parties of the second part, dated as of February 11, 1971 and approved by the Board of Estimate of The City of New York on February 11, 1971 (Calendar No. 6), be binding to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by the United States, the State of New York and The City and any successor in interest to the property conveyed hereby, or any improvement heretofore or hereafter erected thereon, or any part thereof.

It is further intended and agreed that the aforementioned agreements and covenants provided in subdivisions (a), (b) and (c) above mentioned shall remain in effect from the date of conveyance for a period of forty (40) years from the date of completion of the redevelopment and rehabilitation contract entered into between The City of New York and the party of the second part, dated as of February 11, 1971 and approved by the Board of Estimate of The City of New York on February 11, 1971 (Calendar No.6), as said completion is defined in Article 11, paragraph 305, of said contract

(at which time such agreements and covenants shall terminate) and that the agreements and covenants hereinbefore provided in subdivisions (c) and (d) shall remain in effect without limitation as to time: Provided, that such agreements and covenants shall be binding on the party of the second part itself, each successor in interest to the property conveyed hereby and any improvement heretofore or hereafter erected thereon, and every part thereof, and each party in possession or occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the property conveyed hereby or any improvement heretofore or hereafter erected thereon, or any part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to the provisions of the Urban Renewal Plan, or similar language, in the contract between The City of New York and the parties of the second part, dated as of February 11, 1971 and approved by the Board of Estimate of The City of New York on February 11, 1971 (Calendar No. 8) shall include the land and all building, housing, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

The aforesaid agreements and covenants shall run in favor of The United States, The State of New York and the City of New York, for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether The United States, The State of New York or The City of New York has at any time been, remains, or is the owner of any land or interest therein to, or in favor of which, such agreements and covenants relate. The United States, The State of New York and The City of New York shall have the right, in the event of any

breach of any such agreement or covenant, to exercise all the rights and remedies and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which they or any other beneficiaries of such agreement or covenant may be entitled, it being intended and agreed in amplification and not in restriction of the preceding provisions, that the United States, The State of New York and The City of New York and their successors and assigns shall be deemed beneficiaries of the aforesaid agreements and covenants, both for and in their right and also for the purpose of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided.

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first, for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Notwithstanding the specific recital in this deed of certain of the covenants and agreements which are provided for in the Agreement, each and every covenant and each and every agreement contained in the Agreement shall not in any event or in any respect be merged with this deed but each and every covenant and agreement shall survive this grant and remain in full force and effect.

Any provision of this Indenture, or in the Agreement, to the contrary notwithstanding, The City of New

York warrants, covenants and agrees that it will give to any holder of a mortgage insured by the Federal Housing Commissioner notice of any circumstance, fact, cause or reason such as gives rise to the right of re-entry by The City of New York or a right of reverter of the title to the land herein conveyed or any part thereof, which notice shall be adequate to allow such mortgagee the time and opportunity to remove or correct such circumstances, fact, cause or reason, or cause the same to be removed or corrected prior to the exercise of such right of re-entry or reverter.

Any provision of this Indenture or in the Agreement to the contrary notwithstanding, should title to the land herein conveyed or to any part thereof, revert to the said party of the first part, the party of the first part warrants, covenants and agrees that, upon such reverter, said party of the first part will make every effort to secure a purchaser of the described premises, which said purchaser shall qualify to receive payments from the Federal Housing Administration under the National Housing Act, as amended, on behalf and for the benefit of the tenants residing therein; and, that the said party of the first part will make every effort to convey title to the described premises to such purchaser; and, further that any such revesting of title in The City of New York shall always be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of any mortgage insured under the National Housing Act as amended, and any rights or interest provided for the holders of any such mortgage.

By the acceptance of this deed and the execution hereof, the parties of the second part signify their

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intention to be bound by the terms and provisions hereof.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Commissioner of Real Estate and by the City Clerk, and its corporate seal to be hereunto affixed, and the parties of the second part have subscribed their names hereto the day and year first above written.

THE CITY OF NEW YORK

by _____
Commissioner of Real Estate

_____
City Clerk

APPROVED AS TO FORM:

_____
(Acting) Corporation Counsel

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STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

On the 15th day of JULY 1971, before me personally came Alvin C. Hudgins and Rosa Hudgins to me known to be the individuals described in and who executed the foregoing instrument and who, being by me first duly sworn, acknowledged that they executed the same.

Fredric Roth
Notary Public

FREDRIC JAY ROTH
NOTARY PUBLIC, State of New York
No. 24-3271970
Qualified in Kings County
Commission Expires March 30, 1973

E-631.

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:
CITY OF NEW YORK)

On this 5th day of August 1971 before me personally came HERMAN KATZ with whom I am personally acquainted, and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 308 East 79th Street, in the Borough of Manhattan, City of New York; that he is the City Clerk of The City of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed as provided by law; and that he signed his name thereto as City Clerk by like authority, and further that he knows and is acquainted with IRA DUCHAN, and knows him to be the person described in and who, as Commissioner of Real Estate of The City of New York, executed the said instrument; that he executed the said instrument pursuant to law; that he saw him subscribe and execute the same; and that he acknowledged to him, the said HERMAN KATZ that he executed the same, and he, the said HERMAN KATZ thereupon subscribed his name thereto.

Theodore K. Gross
Notary Public

THEODORE K. GROSS
Notary Public, State of New York
No. 41 [illegible]
Qualified in Queens County
Commission Expires March 30, 1972

THE CITY OF NEW YORK

TO

ALVIN C. HUDGINS and
ROSA HUDGINS, his wife.

D E E D

The land affected by the within instrument lies in Section 4, Block 1206, Lots 22 and 122 on the Map of New York County

RECORD AND RETURN TO

Robert J. Rubinstein, Esq.
Housing & Develop. Admin.
General Counsel for
Development
100 Gold Street
New York City, 10038

Received the original of the within instrument for record

Title Company

Received a copy of the within instrument

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PLAINTIFF'S EXHIBIT 36A - BOARD OF ESTIMATE RESOLUTION

PLAINTIFF'S

EXHIBIT

U.S. DIST. COURT
S.D. OF N.Y.
APR 25

36 A

BOARD OF ESTIMATE
CITY OF NEW YORK

346

Cal. No. 8-A)

Whereas, The Board of Estimate of The City of New York by resolution May 12, 1960 (Cal. No. 6), after public hearing, pursuant to the General M Law, approved the Final Plan for the Rehabilitation Demonstration Pilot Pr the West Side Urban Renewal Area, and

Whereas, The Board of Estimate, by resolution adopted on June 26, 1962 (C 5), after public hearing, approved the Final Plan for the West Side Urban Project, and as thereafter amended by the Board of Estimate on November 21, 1963 (Cal. No. 12), on December 3, 1964 (Cal. No. 11), on October 14, 1965 (Cal. No. 24-A), on October 27, 1966 (Cal. No. 11), and on December 9, 1965 (Cal. No. 4-A and B); and

Whereas, The aforesaid Rehabilitation Demonstration Project area is contained within the aforesaid West Side Urban Renewal Area; and

Whereas, The Board of Estimate, by resolution adopted on July 26, 1962 (Cal. No. 5A), merged the Final Plan for the aforesaid Rehabilation Demonstration Pilot Project with the Final Plan for the West Side Urban Renewal Project; and

Whereas, The City of New York has acquired title to certain real property, hereinafter listed and referred to as the "Project Sites", within the West Side Urban Renewal Area, pursuant to a project for the redevelopment, rehabilitation and conservation of the West Side Urban Renewal Area in accordance with the provisions of the General Municipal Law; and

Whereas, The Project Site is known as 27 and 29 West 94th Street, New York City, Block 1208, Lot 122 and 22, within the Borough of Manhattan, City and State of New York and are bounded and described as more particularly set forth, in the particular proposed Contract of Sale, Redevelopment and Rehabilitation for each such particular project site, hereinafter described and referred to; and

Whereas, The proposed disposal program for City-owned sites developed with brownstone dwellings is described in a statement entitled "Procedures to be Followed in Selling City-owned Brownstones For Rehabilitation Using FHA 220 Mortgage Insurance"; and

Whereas, The Housing and Development Administration heretofore has caused to be published in at least one newspaper of general circulation in the locality, a Public Notice that the City of New York will sell to qualified purchasers, selected on a priority-preference basis according to criteria set forth in said Public Notice, certain brownstone properties, at the predetermined fixed prices listed therein for each, for redevelopment and rehabilitation pursuant to the controls and standards set forth in the aforesaid Final Plan amended as aforesaid, for the West Side Urban Renewal

Area Project, and requiring interested persons or firms to signify in writing their interest in purchasing any of said properties on or before the date specified in said Public Notice; and

Whereas, The Housing and Development Administration, pursuant to the criteria set forth in said Public Notice has designated, as prospective purchasers of said project sites, subject to the approval of the Board of Estimate the following named persons for the parcel described and at the sales price listed thereof

Name and Address—Alvin C. Hudgins and Rosa Hudgins, 112-70 175th Place, St. Albans, New York 11434; Parcel—27 and 29 West 94th Street, New York City; Sale Price—$60,000.

Whereas, The Housing and Development Administration pursuant to the criteria set forth in said Public Notice for selection on a priority-preference basis, selected said prospective purchasers to submit Letters of Intent, offering to purchase, redevelop and rehabilitate the properties subject to the standards and controls of the aforesaid Final Plan for the West Side Urban Renewal Project, on condition, among other conditions, that mortgage insured by the Federal Housing Administration be obtained in amounts within the limits specified in said Letters of Intent; and

Whereas, Letters of Mortgage Analysis of insurability of the proposed mortgages have been obtained from said Federal Housing Administration in amounts within the limits specified in said Letters of Intent, subject to approval of final plans and specifications by Federal Housing Administration and by the City's Housing and Development Administration and Department of Buildings; and

Whereas, The Housing and Development Administration has submitted a proposed New York for each of the persons above listed which provides for the sale and disposition of each of the project sites at a predetermined, fixed price, without public auction or sealed bids to each of such proposed purchasers selected on a priority-preference basis, as set forth in the aforementioned public notice; and

Whereas, The Housing and Development Administration has recommended that the Board of Estimate elect to proceed with the disposition of the Project Sites pursuant to the provisions of Article 15 of the General Municipal Law of the State of New York; and

Whereas, The Board of Estimate has approved the standard form of Contract of Sale, Redevelopment and Rehabilitation between The City of New York and the purchasers above listed and a public hearing on the sale and disposition of each of the project sites to the respective purchasers thus listed, at predetermined fixed prices, without public auction or sealed bids, and on the other matters set forth in the notice of public hearing; and

Whereas, The Board of Estimate has considered and reviewed such Contract of Sale, Redevelopment and Rehabilitation and the other matters set forth in the notice of public hearing, how, therefore, be it

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BOARD OF ESTIMATE
CITY OF NEW YORK

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(Cal. No. 8-A)—Page 2

Resolved, By the Board of Estimate, as follows:

1. That the Board of Estimate hereby elects to proceed with the disposition of the Project Site pursuant to the provisions of Article 15 of the General Municipal Law of the State of New York and in accordance with the Statement of "Procedures to be Followed in Selling City-owned Brownstones For Rehabilitation Using FHA 220 Mortgage Insurance", and in accordance with the above-mentioned Public Notice inviting written expressions of interest from parties interested in purchasing one or more to said Project Sites (copies of which statement of Procedures and Public Notice are filed herewith) as follows:

Name and Address—Alvin C. Hudgins and Rosa Hudgins, 112-70 175th Place, St. Albans, New York 11433; Parcel—27 and 29 West 94th Street, New York City; Sale Price—$60,000.

2. That the form of Contract of Sale, Redevelopment and Rehabilitation, relating to the disposition, redevelopment and rehabilitation of the Project Site, located within the West Side Urban Renewal Area Project, pursuant to the provisions of Title I, Section 105 of the Housing Act of 1949 of the United States of America, as amended and supplemented, and pursuant to the provisions of Article 15, Section 507, subdivision 2, subsection (d) of the General Municipal Law of the State of New York as approved by the Board of Estimate on May 20, 1966 (Cal. No. 163), shall be accomplished and the Mayor or Deputy Mayor is hereby directed to execute the same, when approved as to form by the Corporation Counsel, and the City Clerk or Acting City Clerk is hereby directed to attest the same and affix the seal of the City.

3. That the sale and disposition of the Project Site more particularly described in said Contract of Sale, Redevelopment and Rehabilitation at a predetermined fixed price, without public auction or sealed bids, to a purchaser selected on the priority-preference basis set forth in the above-mentioned statement of procedures and Public Notice, is the appropriate method of making the Project Site available for redevelopment and rehabilitation.

4. That the prospective purchaser possesses the qualifications and financial resources necessary to acquire and develop the Project Site in accordance with the Urban Renewal Plan.

5. That the proposed price is satisfactory and not less than the fair value of the Project Site for use in accordance with the Urban Renewal Plan.

6. That the Commissioner of Real Estate be and he hereby is authorized and directed to execute and deliver a deed of conveyance of title for the Project Site described in said Contract of Sale, Redevelopment and Rehabilitation to the prospective purchaser at the price fixed in said Contract of Sale, Redevelopment and Rehabilitation, and upon such terms and conditions therein contained, without public auction or bidding, pursuant to the provisions of Article 15, Section 507, subdivison 2, subsection (d) of the General Municipal Law.

A true copy of resolution adopted by the Board of Estimate on FEBRUARY 11, 1971.

Ruth W. Whaley

Secretary

E 653.

PLAINTIFF'S EXHIBIT 36B - NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURN

PLAINTIFF'S

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 25

Form R.P.T. 70353(71)

ORIGINAL

THIS SPACE FOR USE BY REGISTER

THE CITY OF NEW YORK
FINANCE ADMINISTRATION

36 B

REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Chapter 46, Title II of the Administrative Code)

T.D. $
T.P. $
B $
P
T $

(Grantor) The City of New York
Name
CITY HALL, Borough of Manhattan
Address

(Grantee) ALVIN C. HODGINS & ROSA HODGINS
Name
112-70 175th Place St Albans N.Y.
Address

Return Number

LOCATION OF PROPERTY TRANSFERRED

Address 27-29 W. 94th st New York

Tax Map—County New York Sec. 4 Block 1208 Lot 22 Old 122

Land Map—County ____ Sec. ____ Block ____

Deed Serial Number

Date of Delivery of Deed to Grantee Aug 19 1971

R.P.T.

COMPUTATION OF TAX

NOTE: If Item 1 is $25,000 or less, Items 2 to 4 inclusive need not be filled in. In such case, enter zero in Items 5 and 7. If exemption is claimed, attach signed statement showing grounds for exemption.

Item No.		
1.	Consideration paid or required to be paid without deductions	$ 60,000
2.	Deduct—Mortgages, other liens or encumbrances on the property before delivery of the deed which remain thereon after delivery (Item 2 Schedule A, Page 2)	

ATTACH REMITTANCE

2.	Deduct—Mortgages, other liens or encumbrances on the property before delivery of the deed which remain thereon after delivery (Item 8, Schedule A, Page 2)	
3.	Net consideration subject to tax	60,000
4.	Allocated net consideration subject to tax (Item 14, Schedule B, Page 2)	
5.	Tax due—1% of Item 3 or 4, whichever is applicable. (If contract was executed before July 1, 1971 compute tax at ½ of 1%. Attach affidavit.)	300.00
6.	Add—Penalty and interest	
7.	Total tax, penalty and interest due	$ 300

AFFIDAVIT OF GRANTOR

I swear (or affirm) that this return including the accompanying schedules or statements has been examined by me and is, to the best of my knowledge and belief, a true and complete return, made in good faith, pursuant to Chapter 46, Title II of the Administrative Code and the regulations issued under authority thereof.

Sworn to and subscribed to before me this 19 day of Aug, 1971

City of New York
Name of Grantor

Rose O. Scully
(Signature of owner, partner, officer of corporation, etc.)

Signature of officer administering oath

Title

AFFIDAVIT OF GRANTEE

I swear (or affirm) that this return including the accompanying schedules or statements has been examined by me and is, to the best of my knowledge and belief, a true and complete return, made in good faith, pursuant to Chapter 46, Title II of the Administrative Code and the regulations issued under authority thereof.

Sworn to and subscribed to before me this 19 day of Aug, 1971

ROSA HUDGINS
Name of Grantee

Rosa Hudgins
(Signature of owner, partner, officer of corporation, etc.)

Signature of officer administering oath

Title

MAKE CHECK OR MONEY ORDER PAYABLE TO THE ORDER OF THE FINANCE ADMINISTRATOR

This completed return must be filed with the City Register (in the county where the deed is recorded) or with the County Clerk, Richmond (if the deed is recorded in that county) when accompanied by the deed to which it refers. If not accompanied by the deed, the return must be filed with the Finance Administration, Office of Special Taxes, 139 Centre Street, New York, N. Y. 10013.

This return must be filed and the tax due thereon paid within (30) days after delivery of the deed to the Grantee but before the recording of such deed. A return must be filed by both the Grantor and the Grantee whether or not a tax is due thereon and although the consideration for the deed is $25,000 or less.

Recorded in New York County in Borough Offices of Register
Liber No. 31-1226075 31 Chambers St., New York, N. Y. 10007
The Bronx—851 Grand Concourse, Bronx, N. Y. 10451
Brooklyn—Municipal Building, Brooklyn, N. Y. 11201
Queens—161-04 Jamaica Avenue, Jamaica, N. Y. 11432
Richmond—County Clerk's Office, County Court House, St. George, S. I., N. Y. 10301

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State of New York,
County of New York : ss.

CHARLES REILLY, agent for the City of NY

and ALVIN HUDGINS and ROSA HUDGINS

being duly sworn depose and say:

That they are respectively the grantor and/or grantors and grantee and/or grantees in a certain deed to premises 27-29 East 94th St N.Y.C. and known and designated as Block 1208 Lot 121 and 122 on the Tax Map of the City of New York for the Borough of New York.

That said deed is delivered pursuant to a certain contract of sale between said parties made and executed on February 11, 1971.

Wherefor your deponents request that the New York City Real Property Transfer Tax be fixed at the rate in existence prior to July 1, 1971, and not at the increased rate authorized by Chapter 398 of the Laws of 1971 and by Local Law of the City of New York

Charles A. Reilly

Chief Inspector

Sworn to before me the
19 day of Aug, 1971.

Daniel Fischman

DANIEL FISCHMAN
Notary Public, State of New York
No. 31-1226075
Qualified in New York County
Commission Expires March 30, 1973

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PLAINTIFF'S EXHIBIT 37 - id FINE'S NOTES

CHRONOLOGY of MSUR official meetings with city reps and major turning points

1. End of April/early May--Squatter movement begins in MSUR area

2. Approximately two weeks following first squatters moving in, 88th St (100 block) block association meets at home of Mon Levinson. 20-25 block residents attended. Bill Price, director Community Action Inc, with office at 622 Columbus Av. requested the meeting to explain squatters' position to block residents since buildings on 88th were among the first broken into. Mr. Price, accompanied by Mrs. Bruno--then head of newly formed Operation Move-in--explained their position.

3. Within weeks after this, 2nd block meeting called at home of Dr. Arthur Logan with local legislators--St. Sen Ohrenstein, Ass. Blumenthal, Councilman Weiss--and Boro Pres Sutton present. Purpose was information in re status of MSUR area in gen'l and in particular the effect the squatters would have in completing the plan as intended. Told to accept squatters, the city would do nothing about them and no answers offered to our questions.

4. Subsequent meeting called with representatives from other block assns. at home of Lisa Levi on W. 94 or 95 St.at which time Continue was formally organized. Following that meeting, Continue's first letter to the community and to Mayor Lindsay dated 6/30/70 went out. (See ~~attachment~~ attached exhibit #1).

5. Predating that letter, many efforts were made to establish contact with city officials on policy making levels. We were ignored. However, (see attached exhibit #2) copy of letter from Cong Ryan to Dr. Logan indicates that on June 23, Aurelio, Walsh, Betzanos, Hazen & Rawlins met with reps from ONI & SENC.

6. Finally, in July we met with Walsh, Hazen, Chlinger and other staff members. It was essentially an information gathering meeting. All that was made clear is that everything was in a state of flux within HDA. At [illegible]

7. Aug. 19--SENC meeting (see exhibit # 3). First occasion that El Comite appeared on MSUR scene. Broke up meeting. Cornered Hazen who met in private with them.

8. Sept., 1970--Coalition led by SENC, ONI, etc. submitted demands to HDA for changes in MSUR plan (see exhibit #4).

9. Sept.22--preliminary memorandum on SUR written by HHazen. Prior to memo issuance, ~~[illegible]~~ Continue executive board met with Commissioner Chlinger for general discussion on possible proposals he indicated were in the works at HDA. (See exhibit #5). Meetig held at Logans house. H DA staffer Mark Wilkinson accompanied Chlinger. [illegible]

10. Oct 6-Continue submits proposal to HDA (Exhibit #6)

11. Oct 23-Continue meets with Hazen at the office of [illegible] conference (Exhibit #7) [illegible] members present included Logan, Hazen, Walsh

12. Oct 25-Continue demonstrates at Gracie [illegible]

13. Oct 29-HDA released Oct 29 statement by Walsh (exhibit #8)

GET MEETING AT COLUMBIA GRADUATE (955?)
BROKE UP -15-20 POLICE DRIVEN HOME BY PROTESTORS

14. continue between Oct and Dec of 1970, Bd of Estimate approves Site 30 for public housing.

15. 4/21/71 - Continue letter to Walsh (exhibit #9).

16. 5/28/71 - HDA press release on plans for phase III (exhibit #10) - (original given to Martin Baker.) Attached is analysis letter by Continue dated 6/3/71 -

17. 6/24/71 - Continue exec board meets (Finz, Gralz) meet in Wash D.C. with HUD reps (see exhibit #11). [illegible] Continue [illegible] fair share jurisdictions because of income ratios changed according to their dependents. Charge, they depressed as they [illegible] use of land grade industrial. [SAW SEN JAVITS]

18. Continue letter 9/13/71 refers to Walsh re Bd of Estimate Site 30 decision. (Exhibit #12)

19. 12/13/72 met c Hamilton re overbooking of pets - Ted Fed Peter - Hamilton said city goofed - also re using 30% in all categories so population won't be low income & not mix in children

other meetings c Knight + head of regional HUD

20 During 1971 we met c Regional Director WILLIAM Green of HUD

+ c Mr. Mayfield of HUD

Local NAACP B'NAI BRITH 12/19/72 SIT IN BY MOTHERS + CHILDREN AT GREEN'S OFFICE

PRESENTED AT PLBD 7

PLAINTIFF'S E-639

PLAINTIFF'S EXHIBIT 38 - id NEWSPAPER

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 26

38 ID

W. Side Raid Nets Seven & 16M in Drugs

By MIKE PEARL
and SHEILA MORAN

Seven persons, allegedly involved in "one last killing" before stiffened drug laws take effect Sept. 1, have been arrested and an estimated $16 million worth of narcotics seized from a suspected organized crime operation, District Attorney Hogan's office announced today.

Police said most of the drugs were found wrapped in babies' diapers in an apartment at 100 W. 93d St. and the remainder wrapped in dust cloths in a kitchen at 70 W. 93d St.

A spokesman for Hogan said that the recovered cache totaled 15 pounds of pure heroin and one kilo of cocaine. A kilo is 2.2 pounds.

There were "indications," the spokesman said, of "links to organized crime" because of the large amount found. Also recovered from the two apartments were $2300 in cash, $75,000 worth of jewelry and five guns.

Hogan's office gave credit to undercover detective James Rodriguez for the arrests yesterday of the five women and two men in the alleged ring.

Hogan, undergoing tests at St. Luke's Hospital, was notified of the arrests by telephone. He said he was "highly gratified," his administrative assistant, Murray Gross, told a press conference. Gross said it was the first time the 71-year-old prosecutor had been in touch with his office since he was hospitalized Aug. 10 after fainting spells.

Hogan's office said Rodriguez had purchased two guns for $250 from two of the women arrested, Betty Diaz, 22, of 70 W. 93d St. and Evelyn Crespo, 20, of 100 W. 93d St. They were arrested in an automobile in midtown.

While the three were being questioned in Hogan's offices, Miss Diaz allegedly told Rodriguez: "Call Johnny and tell him to clean out the apartment [at 100 W. 93d St.] because The Man might come." Miss Diaz also allegedly told Rodriguez that her sister, Gloria, 23, of 70 W. 93d St., had "guns and other stuff up there."

Detectives then obtained search warrants and raided the two apartments— at 70 W. 93d st. and at 100 W. 93d. It was then that the drugs and weapons were allegedly seized and the remaining five suspects arrested.

They were Nereida Vasquez, 20, of 100 W. 93d St.; Gloria Diaz, 23, of 100 W. 93d St.; William Johnson Jr., 41, of 712 Fox St., the Bronx; Judith Flores, 17, of 100 W. 93d St.; and John Valez, 19, of 70 W. 93d.

They were booked at the Elizabeth St. Station on charges of possession of dangerous drugs, weapons, and narcotics paraphernalia.

Police said the seven were allegedly involved in "one last killing before the deadline" and added that "a lot of people are getting out of the business" because of the new drug laws.

Starting Sept. 1, the maximum penalty for possession of even the smallest amount of dangerous drugs will be life imprisonment.

However, because of the amount of drugs seized, the seven arrested yesterday also face possible life sentences if convicted.

INSIDE THE POST
Magazine Section Starts on Page 33.

PLAINTIFF'S

E-640

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
APR 26 [illegible]

PLAINTIFF'S EXHIBIT 39 -
LETTER TO POLICE

39 XP

October 9, 1972

Commanding Officer, 24th Precinct
New York City Police Department
150 West 100th Street
New York, New York 10025

Dear Sir:

We are the managing agent of a building called Columbus Manor, located at 70 West 93rd Street.

Since the building opened approximately one year ago, we have had problems with the tenancy of the building. These problems range from burglaries and mugging by tenants upon other tenants, junkies and pushers openly dealing in the building, to large groups of teenagers congregating in front of the building in the evenings. Law abiding tenants, who live in the building, have complained to both our office and your precinct of the various goings-on. Efforts have been made by both officers of your precinct and our management staff to dispell these problems. Lately, I have been getting complaints from tenants that when they do complain to your precinct, response is minimal. Would you please look into this matter so that I may assure the good citizens of our building that when they call your precinct, they will get some responsive action.

Very truly yours,

SULZBERGER-ROLFE, INC.

Arthur Bromberg

AB:lp

E-641

PLAINTIFF'S EXHIBIT 40 - NOTICE

SULZBERGER-ROLFE INC. REALTORS SINCE 1905 654 MADISON AVENUE, NEW YORK, N.Y. 10021 • 838-2000

May 21, 1973

NOTICE TO RESIDENTS OF COLUMBUS MANOR

During the spring and summer when terraces get most use, we have found that there is an abundance of debris being discarded by residents of Columbus Manor onto the streets.

Air-mailing garbage is not the type of thing we would expect from the residents of Columbus Manor, but aside from the esthetics, throwing debris off a terrace or out of a window is a deadly game. A small heavy object thrown from a high floor has the potential of killing a person. We hope that this practice will be discontinued.

We are asking parents in particular not to allow your children onto your terrace without supervision. A small safety precaution now could avoid any undue hardships later.

Please cooperate.

SULZBERGER-ROLFE, INC.

Managing Agent

E-642

PLAINTIFF'S EXHIBIT 41 - COLUMBUS MANOR RULES

SULZBERGER-ROLFE INC. REALTORS SINCE 1905 654 MADISON AVENUE, NEW YORK, N.Y. 10021 • 838-2000

October 23, 1972

To: Residents of Columbus Manor:

Rules and Regulations Governing the Entrance Door of the Building

1. The inside lobby door will be kept closed and locked at all times.

2. The man on duty in the lobby is not a "doorman" and will not open the door for anyone. The man is there in the lobby to see that unauthorized persons do not gain entry to the building.

3. All residents of the building should carry a key to the lobby entrance door. If your children are too young to carry a key, you should be around to supervise their coming and going.

4. The buzzer system is for the use of visitors to the building. Your guests are expected to buzz your apartment to tell you that they have arrived and it is your responsibility to buzz them in when you are certain as to who they are.

Under no circumstances should you buzz someone into the building without knowing who they are.

A favorite trick of muggers is to buzz about ten apartments from the lobby knowing that someone will let them in without asking who it is. Don't you be the one to let a mugger into the building.

5. Please do not ask the lobby man to accept packages. That isn't his job.

6. If you are having a party and are expecting many people to attend, please tell your guests in advance that they will have to buzz your apartment before trying to enter the building.

7. Again we ask you to tell your children not to play in the lobby or in front of the building.

Please cooperate with us. The only way that we can make Columbus Manor a building that you will be proud to live in is if you help.

Your new agent is Mr. Roth. If you have any problems, you may contact him at our office.

Very truly yours,
SULZBERGER-ROLFE, INC.

Managing Agents

E-643

SULZBERGER-ROLFE INC. REALTORS SINCE 1905 654 MADISON AVENUE, NEW YORK, N.Y. 10021 • 838-2000

Octubre 16, 1972

A: Los Residentes de Columbus Manor

Reglas y Regulaciones Concernientes
a la Puerta de Entrada al Edificio

1. La puerta interior del vestíbulo se mantendrá cerrada y asegurada en todo momento.

2. El hombre que está de servicio en el vestíbulo no es un "portero," y no abrira la puerta para nadie. El hombre está en el vestibulo para observar que personas desautorizadas no ganen la entrada al edificio.

3. Todos los residentes del edificio deben de cargar la llave de la puerta de entrada al vestíbulo. Si sus niños son muy jovenes para cargar la llave, usted debe estar cerca para supervisar sus salidas y entradas.

4. El sistema de comunicación y de timbre es para servicio de los visitantes al edificio. Se espera que sus invitados toquen el timbre de su apartamento para anunciarles su llegada, y es su responsabilidad contestarle para entrar, cuando usted esté seguro de quienes son ellos.

Bajo no circunstancias debe usted contestar el timbre para persona alguna sin saber quien es el que desea entrar al edificio.

Un truco favorito de los maleantes es tocar casi diez timbres en apartamentos diferentes desde al vestíbulo con la certeza que alguno de ellos responderá. No sea usted el que dé entrada al maleante al edificio.

5. Por favor, no le pida al portero que acepte sus paquetes. Ese no es su trabajo.

6. Si usted va a tener una fiesta y espera que muchas personas asistan, por favor, digale con anterioradad a sus invitados que deberán tocar el timbre de su apartamento antes de tratar entrar al edificio.

7. Otra vez le pedimos a usted que no debe dejar sus niños jugar en al vestíbulo o frente al edificio.

Por favor, coopere con nosotros. Solamente con su ayuda podremos hacer de Columbus Manor un edificio en al que podamos estar orgulloscs de residir.

Mr. Roth es su nuevo gerente. Si tiene algunos problemas, lo puede localizar en nuestra oficina.

Sinceramente queda de usted,

SULZBERGER-ROLFE, INC.

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PLAINTIFF'S EXHIBIT 42 - COLUMBUS MANOR
TENANTS LETTER OF COMPLAINT & BROMBERG ANSWER

70 West 93rd St. Apt. 21-A
New York, N. Y. 10025

October 8, 1971

REGISTERED LETTER

Mr. Arthur Bromberg,
Vice President
Middle Income Buildings
Sulzberger-Rolfe, Inc.
654 Madison Avenue
New York, New York

RE: COLUMBUS MANOR, 70 West 93rd St.

Dear Mr. Bromberg:

The undersigned, tenants on the 21st floor of Columbus Manor, are writing to you about a dangerous and untenable situation.

You are aware that in the early hours of Sunday, October 3, Mr. Angel Hernandez, a tenant on our floor in Apt. 21-B, was found in the lobby wielding a butcher knife. The guard on duty apprehended him and escorted him up to his apartment. Hernandez was inebriated and in a furor, threw two kitchen chairs and a bicycle down into the street below from his 21st floor terrace. It was just luck that he hit a car below (which was severely damaged) and not someone walking in the street. He most certainly could have killed a passerby.

In any case, this man, when sober, displays mental aberrations. (Our superintendant and guards can attest to this, as well as all of us on the floor.) When drunk, he is absolutely unpredictable and dangerous. In addition, he has many friends and/or relatives who constantly stream in and out of his apartment. During the evening hours, almost every male entering the Hernandez apartment is drunk, loud and abusive.

In a meeting with our Tenants' Coordinating Committee on Monday evening, Oct. 4th, Mr. Price, agent for Columbus Manor, advised that Sulzberger-Rolfe had begun eviction proceedings against Hernandez. We all know that this process can take months to accomplish. This situation does not give us the luxury of time. Mr. Price also mentioned that the house guard could press police charges against Hernandez since he was the one who found him with the knife. However, when asked if the guard had been advised to press these charges, Mr. Price replied, "No, the tenants should do this."

You might not be aware of this, Mr. Bromberg, but on the 21st floor, at the present time, we are all women living alone, i.e., either single, separated or divorced. We are five adult women and two female children. There are no men on this floor ... except our maniacal neighbor. (A man, Mr. Padole, seemingly moved into Apt. 21-C, but he has not been living at the house yet, and Apt. 21-E remains vacant.)

This puts all of us women in an extremely dangerous situation. There is absolutely no one on the floor who could come to our aid should Hernandez come at one of us with a knife -- which he is perfectly capable of doing. In addition, our intercoms are not in working order so that we cannot even alert anyone in the lobby, should this tenant go berserk again.

We are putting you on notice, Mr. Bromberg, that if anyone on our floor

E-645

is harmed or molested by this man, we are going to sue Sulzberger-Rolfe, and all of us will bear witness. As our landlord, you are responsible for the safety of this building. You are not taking any immediate action against this man. What you should do is have your guard press charges to have Hernandez taken out of the house immediately and placed for mental observation. (The writer has spoken to the guard and he is willing to do this.) You should give him time off to accomplish this, and advise him how to proceed. If you do not do this and allow Hermandez to remain in the building, there is bound to be a tragedy.

We suggest you do not wait for something else to happen, but take all necessary steps to get this tenant out of the building. The situation calls for emergency action, not complacent waiting! I'm sure you can appreciate the fact that if we, as neighbors (and women) press charges against Hernandez, he will certainly seek revenge since, in his state of mind, he would blame his eviction on us. However, if Sulzberger-Rolfe, as an impersonal body, presses charges via the house guard, this danger is lessened.

If you do not take this action, you will be remiss in your moral and legal responsibilities and, should anything happen to any of the undersigned, their children or visitors because of this man, we will hold Sulzberger-Rolfe responsible.

Yours very truly,

Norma G. Yardley

Norma G. Yardley, Apt. 21-A

Virginia Nieves

Mrs. V. Nieves, Apt. 21-F

Edna Allen

Edna Allen, Apt. 21-D

Sonia Nieves

Miss Sonia Nieves, Apt. 21-F

Gladys Stewart

Mrs. Gladys Stewart, Apt. 21-G

(P.S. Correspondence regarding the above can be addressed to Miss Yardley, who is Floor Captain.)

cc: Carmine Coniglione)
Richard Stern) H.D.A., 100 Gold St.
Lester Shulklapper)

Ted Weiss)
Al Blumenthal) W. Side Legislative Office

S. William Green, Regional Administrator, U.S. Dept. of Housing and Urban Dev. 26 Federal Plaza.

Miss Norma G. Yardley
70 West 93rd Street - Apt. 21-A
New York, N. Y. 10025

E-646

REGISTERED
RETURN RECEIPT REQUESTED

82545

Deliver to addressee only

Mr. Arthur Bromberg
Vice President
SULZBERGER-ROLFE, Inc.
654 Madison Avenue
New York, New York



E-647

October 11, 1971

Mr. Angel Hernandez
70 West 93rd Street
Apt. 21-B
New York, New York 10025

Dear Mr. Hernandez:

We have had numerous complaints from various residents in the building in which you live as to how you are conducting yourself as a tenant. Many objections have been received about loud and boisterous parties in your apartment. In addition, we have had reports that two kitchen chairs were thrown from your balcony during one of these parties. Most important, our security guard has reported being attacked by yourself while you were inebriated. It is for these reasons that we are asking you to vacate your apartment and leave the premises within 30 days of this notice.

Very truly yours,

SULZBERGER-ROLFE INC.,
Managing Agent

By:_____

AB/ej

Certified Mail # 956869

APR 29

43 LD

PLAINTIFF'S EXHIBIT 43 - id WESTWOOD INCOME LIMITS

E-648

Westwood House Site 22

Section 236 Schedule based on 135% of Public Housing

Number of Persons	Number of Bedrooms	Number of Rooms	Adjusted Maximum Income Limits (see note below*)	FHA Maximum Rent (includes Gas & Elect.)	Electricity Deduction $1.75 per RR		Maximum Tenants Rent (Excludes Elect.)	Minimum Tenants Rent (Excludes Elect.)	FHA (in & El
1	0	2½	$5,835.00	$121.50	$4.38	=	$117.12	$99.62 + 4.38=	
1	0 w/b	3	5,835.00	121.50	5.25	=	116.25	98.75 + 5.25=	
2	0 w/b	3	7,390.00	153.96	5.25	=	148.71	113.75 + 5.25=	
2	1 w/b	4	7,390.00	153.96	7.00	=	146.96	126.00 + 7.00=	
3 or 4	2	4.5	8,555.00	178.23	7.88	=	170.35	137.12 + 7.88=	
3 or 4	2	5	8,555.00	178.23	8.75	=	169.48	143.75 + 8.75=	
5 or 6	3	6	10,890.00	226.88	10.50	=	216.38	189.50 +10.50=	
7 or 8	4	7	11,455.00	238.65	12.25	=	226.40	193.75 +12.25	

ADDENDUM - Tenant will pay 25% of the adjusted monthly income less electricity deductionor the minimum tenant rent, whichever is higher.

*NOTE: Deduct the following from the total family annual income to determine "Adjusted Maximum Income."

a) 5% of gross income (5% of line F-12)

b) $300.00 per minor

c) Income of minor under 21 years of age

d) Non-recurring income of income that will be discontinued. e.g. No more overtime, or wife stopping work, etc.

APR 69

44 ID

PLAINTIFF'S EXHIBIT 44 - id COLUMBUS INCOME LIMITS

E-6449

EXCEPTION ADMISSION LIMITS

Columbus Manor Site 21

Section 236 Schedule based on 90% of section 221 (d) (3)

Number of Persons	Number of Bedrooms	Number of Rooms	Adjusted Maximum Income Limits (see note below*)	FHA Maximum Rent (includes Gas & Elect.)	Electricity Deduction $1.75 per RR	Maximum Tenants Rent (Exludes Elect.)	Minimum Tenants Rent (Excludes Elect.)			FHA Basic (includes Elect.)
2	1	3.5	$8,460	$176.25	$6.13	$170.12	$160.87	+	6.13=	167.
2	1	4	8,460	176.25	7.00	169.25	160.00	+	7.00=	167.
3	2	4.5	9,945	207.19	7.88	199.37	188.12	+	7.88=	196.(
3	2	5	9,945	207.19	8.75	198.44	187.25	+	8.75=	196.(
4	2	4.5	9,945	207.19	7.88	199.37	188.12	+	7.88=	196.0
4	2	5	9,945	207.19	8.75	198.44	187.25	+	8.75=	196.0
5	2	5	11,430	238.13	8.75	229.38	218.25	+	8.75=	227.0(

*NOTE: Deduct the following from the total family annual income to determine "Adjusted Maximum Income."

a) 5% of gross income (5% of line F-12)

b) $300.00 per minor

c) Income of minor under 21 years of age

d) Non-recurring income or income that will be discontinued. e.g. No more overtime, or wife stopping work, etc.

Addendum - Tenant will pay 25% of the adjusted monthly income less electricity deduction or the minimum tenant rent, whichever is higher.

as = $.50 per rm master metered
lec = $1.75 per rm individually mete

$2.25 Utilities

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PLAINTIFF'S EXHIBIT 45 - id ADDENDUM TO SCHEDULE

ADDENDUM TO CITY "WSURA OCCUPIED UNITS - REDEVELOPMENT SITES"

The total number of low income units in the completed buildings is	853
The total number of units of public housing in the rehabilitated properties is	276
The total number of public housing units contained in Sites 15, 25, 27 and 38 is	795
Total units completed of low income housing	1,924

UNITS IN CONSTRUCTION

The total number of low income units in the units in construction is	136
Low income units completed or under construction	2,060
Additional low income units in planning	539
Total of low income units completed, in construction and in planning	2,599
Additional low income units resulting from the conversion of Site 4 and Site 30 from middle to low income housing	430
Total of all public housing units	3,029*

* This figure excludes approximately 212 welfare families in middle income units; off site public housing consisting of De Hostos, 830 Amsterdam Avenue and Douglass Addition of 517 units; and low income families in 236 housing because of low income limits but excluding squatters.

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PLAINTIFF'S EXHIBIT 46 - LIEBERT FIGURES OF CHRYSTAL CONF.

EXHIBIT
U. S. DIST. COURT
S. D. OF N. Y.
MAY 1

OFFICE OF THE COMPTROLLER

Prepared by
Approved By

46

	Date	Name	e G St LPH.	W.A. in Jo So	Odd units		
1	24	[illegible]	57	15	2		
2	[illegible]	[illegible]					
3							
4	27	[illegible]					
5							
6	14	[illegible]	23 -	[illegible]	15		
7			76 cg				
8	1,2-3	Westwood	[illegible]	[illegible]	15		
9							
10	13	West Side	48 cg	[illegible]	15		
11							
12	6 -	[illegible]	45 cg		15		
13							
14	10 -	Col House	72 LPH	29 pa -	17		
15							
16	21 -	Col Man	61 lph	26 pa	53		
17							
18	22	Westwood	35 lph	10 pa	29		
19							
20	7	[illegible]	53 lph	25 pa	4		

	5	Tom Webb	60 lph	21 pa	9	
	20	Leader	84 lph	32 pa	½ c	
Cogs	17	Shykes B	47 sk	[redacted]	+ 8	2
	11	Gaddart T	39 sk		+ 1 pa	
	16	Col Pk Twins	33 sk		+ 4 pa	
	8	RNA	41 sk		3 pa	
	12	Jeff Twins	38 cg		5 pa	
	31	St Martins	20 cg		+ 5 pa	
	36	Twins	38 ?		+ 6 pa	
					21 + ?	

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PLAINTIFF'S EXHIBIT 47 - id CHRYSTAL
MEMO TO CARROLL

To: Hon. James D. Carroll, First DeputyComptroller
From: S. Crystal, Asst. Chief, Bureau of M I & S
Subject: West Side Urban Renewal Area Tenancies
There are 5631 apartments in the area, as follows:

Mitchell Lama

3942 apartments - 2524 rental 1418 co-op

1066 occupied by tenants receiving assistance - 27% of 3942

264 leased public housing - 6.7% of 3942

158 welfare tenants in leased public housing not including above - 4% of 3942

423 welfare tenants not including above - 10.7% of 3942

221 state capital grant tenants - 5.6% of 3942

1066 - 27% of 3942

Housing authority

1294 apartments

502 welfare tenants - 38.3% of 1294

Existing buildings

395 apartments

159 welfare tenants - 40.3% of 395

Altogether there are 5631 apartments

3942 Mitchell Lama

1294 Housing Authority

2533 HIL
606 - 236 - 221 - D3
2269 - LPH + PHA

395 Existing buildings
5745
5631

Of the total of 5631, 1727 are occupied by tenants on assistance of some kind - 30.7% overall

904
1066 Mitchell Lama

502 Housing Authority

159 Existing buildings
1727 = 30.7 of 5631

not counting Rental Bg buildings
Home Ins bld by 4 fees -

In construction

159 Low rent public housing ?

In planning

300 Low rent public housing
2252 Mitchell Lama

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Form 184—15M-827037 (701) 371

THE CITY OF NEW YORK

OFFICE OF THE COMPTROLLER

	Initials	Date
Prepared By		
Approved By		

WEST SIDE URBAN RENEWAL TENANCIES

①	②	③	④ NUMBER OF APTS	⑤ TOTAL RECEIVING ASSISTANCE	⑥ %	⑦ TENANTS IN LEASED PUBLIC HSG
MITCHELL-LAMA			2404	1066	44.0	434
HOUSING AUTHORITY			1404	504	38.8	
PRIVATE BUILDINGS			304	154	50.3	
			1621	717	30.7	434

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⑧	⑨	⑩	⑪	⑫	⑬	⑭	
No.	WELFARE TENANTS IN LEASED PUBLIC HSG	No.	WELFARE TENANTS	No.	TENANTS RECEIVING CASH GRANT ASSISTANCE	No.	
4.7	158	4.0	4V3	10.7	ANI	1.6	1
			160	38.8			2
			159	40.3			3
							4
							5
							6
							7
4.7	158	4.8	1084	19.3	ANI	3.9	8
							9
							10
							11
							12
							13
							14
					221	6	15
					264	2 PH	16
					485		17
							18
				one fe[illegible]	937 - 25 Corps		19
							20
							21
							22
							23
							24
							25
							26
							27
							28
							29
							30
							31
							32
							33

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PLAINTIFF'S EXHIBIT 48 - LEADER HOUSE FIGURES

LEADER HOUSE

Breakdown of Apartments

84	Studios
112	1 Bedroom
56	2 Bedrooms
28	3 Bedrooms
280	(with Supt.)

PUBLIC HOUSING

9	1 Bdrm.
50	2 Bdrms.
25	3 Bdrms.
84	

REG. 236 (Including Welfare 49)

84	Studio
102	1 Bdrm.
6	2 Bdrms.
2	3 Bdrms.
194	

FAIR MKT.

1	1 Bdrm. (2G)
1	3 Bdrms. (17F) - Supt.
2	

RACE 145 P.R.
55 BLACK
79 WHITE
279

TOTAL: 280

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Leader House

20 Welfare Studios

29 Welfare 1/Bdrm.

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PLAINTIFF'S EXHIBIT 49 - id TRINITY TRUSTEES MINUTES
FEBRUARY 1, 1967

A Stated Meeting of the Board of Trustees of the New York Protestant Episcopal Public School was held at 2:30 p.m. on Wednesday, February 1, 1967, at 74 Trinity Place, New York.

The following were present: Bishop Boynton
Dr. Butler
Dr. Craig
Mr. Crawford
Dr. Dann
Mr. Dunckel
Mr. Heard
Mr. Johnson
Mr. Kinzel
Dr. Lorenze
Mr. Lumbard
Mr. Mulligan
Mr. Myrick
Judge Tenney
Also present by invitation was
Mr. Richard M. Garten.

Messrs. Barker, Carleton, Downer, Halstead, Lonsdale, Michalis, Rogers and Dean Rose were excused.

Mr. Johnson, President, called the meeting to order and presided throughout. Bishop Boynton opened the meeting with a prayer.

On motion made, seconded and carried, the minutes of the meeting of the Board of Trustees held on November 2, 1966, were approved as previously submitted.

Mr. Johnson called on the Secretary, Mr. Crawford, to give his report. The Secretary requested authority to sell for Trinity School 120 shares of Schlumberger Ltd., a gift to the School. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that Desmond L. Crawford, Assistant Treasurer of the Corporation, be and hereby is authorized to sell 120 shares of Schlumberger Ltd., and it was

FURTHER RESOLVED, that Richard M. Garten, Headmaster of Trinity School, be authorized to sell securities received as gifts to the School up to a value of $5,000.

Mr. Johnson then asked Mr. Lumbard, the new Chairman of the Ad Hoc Committee for the construction of Trinity Towers, to report. Mr. Lumbard said that State approval of the project is imminent and

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that Mitchell-Lama financing will shortly be forthcoming. He said that the construction costs are down to a point where rentals will be within $35.00 a room. He asked the Trustees to suggest names of people who might want apartments. Mr. Johnson noted that the cost of the School will be $3,000,000. and that the New York Bank for Savings has given him a letter of [illegible]nt to lend $1,000,000. Mr. Johnson reported that Mr. Dunckel is to head up a Steering Committee to raise at least $1,000,000.00, and that the first meeting of this Committee will be held on February 20, 1967.

Dr. Craig said that he wished to express his great appreciation for the work the Ad Hoc Committee had done during his Chairmanship. Mr. Kinzel said that the Board owes Dr. Craig a great vote of thanks for his many years as Chairman of the School Committee, from which he resigned as of December 31, 1966. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that these minutes record the expression of great appreciation of the Trustees for the many fine years of service which Dr. Howard R. Craig has given to Trinity School and Trinity-Pawling School as Chairman of the School Committee.

Mr. Johnson then asked Dr. Dann to report on Trinity-Pawling School. Dr. Dann said that he had no formal report but wished to inform the Board that in accordance with the authority given him by the Trustees at the last meeting, he has, effective next fall, raised the tuition at Trinity-Pawling School from $2,500. to $2,700. per year. He said that so far there had been no objections to this increase. Dr. Dann said that since January 1, 1967, $25,000. have been raised under the Chairmanship of Mr. Morgan Shattuck, President of the Fathers' Association. Dr. Dann noted that the covering of the hockey rink has been completed and the new dormitory was in readiness with the opening of School last fall. He asked that the annual meeting of the Board of Trustees be held at Trinity-Pawling School. The Trustees agreed to this in accordance with the policy of holding the annual meeting in alternate years at each of the Schools.

Mr. Johnson then asked Mr. Garten to report on Trinity School. Mr. Garten noted that he had sent out in advance his report known as the ACTA DIURNA. He said that he has approached foundations for capital gifts. Mr. Garten asked the Trustees whether he should allow the School's facilities to be used for Community use. Bishop Boynton said that this would be a fine thing for the School to do and it was the opinion of the Trustees that this should be done. Mr. Garten asked whether or not the School should accept State and Federal aid in purchasing books, etc. It

was the opinion of the Trustees that this aid should be accepted. Mr. Garten noted that this year the student body numbered 482 students and that he anticipated this would rise to 520 students next year.

There being no further business to come before the meeting, it was, upon motion duly made, seconded and unanimously carried, adjourned at 3:20 p.m.

DESMOND L. CRAWFORD
Secretary

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PLAINTIFF'S EXHIBIT 50 - id TRINITY
TRUSTEES MINUTES - NOVEMBER 6, 1968

A Stated Meeting of the Board of Trustees of the Trinity Episcopal Schools Corporation was held at 2:30 p.m. on Wednesday, November 6, 1968 in the Conference Room at 74 Trinity Place, New York.

The following were present: Mr. Bluhdorn
Dr. Butler
Mr. Crawford
Dr. Dann
Mr. Deane
Mr. Dunckel
Mr. Fribourg
Mr. Heard
Mr. Johnson
Mr. Kinzel
Mr. Lonsdale
Dr. Lorenze
Mr. Lumbard
Mr. Mulligan
Judge Tenney

Also present by invitation was Mr. Richard M. Garten.

Dr. Barker, Bishop Boynton, Mr. Carleton, Dr. Craig and Messrs. Downer, Halstead, Michalis, Myrick and Rogers were excused.

Mr. Johnson, President, called the meeting to order and presided throughout. The meeting was opened with prayer by Dr. Butler.

On motion made, seconded and carried the minutes of the Annual Meeting of the Board of Trustees, held on May 1, 1968, and the minutes of the meeting of the Standing Committee, held on June 4, 1968, were approved as previously submitted.

Mr. Johnson welcomed Mr. Charles Bluhdorn, Mr. Disque Deane and Mr. Michel Fribourg to the Board of Trustees.

Mr. Johnson stated that certain changes have been made in the By-Laws, copies of which have been mailed to the Trustees. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Revised By-Laws be approved, as filed.

Mr. Crawford, Secretary, asked for a resolution to open an account with the First National City Bank, entitled, "Relocation Benefit Account of Trinity Episcopal Schools Corporation". Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that a resolution in form supplied by the First National City Bank, a copy of which is attached and made a part of these minutes, be adopted and that any one of the President, Vice President and Treasurer be authorized to sign for and on behalf of this Corporation any and all checks.

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11/6/67

The Secretary also asked that the Board adopt a resolution in a form to enable any one Officer and a Headmaster to sell securities having a value of not more than $1,000., which are from time to time given as gifts to the Schools. Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that a resolution in a form supplied by the Board of Governors of the New York Stock Exchange, a copy of which is attached and made a part of these minutes, be adopted to accomplish the above.

Mr. Johnson submitted the financial statements for the year ended June 30, 1968 as prepared and audited by Davies & Davies, Certified Public Accountants. Mr. Johnson also submitted an Estimate of Expenses for the Operation of the Schools for the year 1968-1969 as prepared by Davies & Davies. Mr. Johnson said that these Estimates are used as a budget for the ensuing year.

After discussion and upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Annual Audit and the proposed Budgets, as prepared by Davies & Davies, be approved and placed on file and made a part of these minutes; and the Secretary be directed to submit copies to the Rector, Churchwardens and Vestrymen of Trinity Church in accordance with the Acts of Incorporation.

Mr. Johnson then asked Mr. Lumbard, Chairman of the Trinity Towers Ad Hoc Committee to report. Mr. Lumbard reported that the structure was up to the thirteenth floor; that title to the ground was closed with the City on October 9, 1968; and that the long term mortgage loan under the Mitchell Lama Act had been shifted back to the State. He stated that it was hoped the apartment tower and the School would be finished by the time the School opens in September 1969.

Mr. Heard, Treasurer, reported that total expenditures for the Hawley Wing and Trinity Towers and the funds to meet these expenditures are approximately as follows:

Total cost		$ 8,200,000.
Available funds:		
Cash and marketable securities	690,000.	
Hawley Estate	1,250,000.	
Pledges due in 1969-71	513,000.	
Mitchell Lama mortgage	4,125,000.	
Mortgage - New York Bank for Savings	1,500,000.	
Total available funds		8,078,000.
Additional funds needed		$ 122,000.

Mr Heard emphasized that not only is the Corporation short $122,000. to meet the total cost of the project but because a large amount of the pledges are not due until after construction is completed, the Corporation is in a cash squeeze of approximately $400,000., i.e., we will be short $400,000. in meeting our obligations due between now and September 1969.

Mr. Johnson then asked Dr. Dann to report on Trinity-Pawling School. Dr. Dann presented the Trustees with a written report, which is made a part of these minutes. In his report Dr. Dann said that Saga Food Service is now running the dining room as an experiment. He said the food is good, but the price high and any extras are very high. He said, however, that he no longer was posed with help or health problems. Dr. Dann stated that he is still discussing with Mr. Lowell Thomas the gift of his estate to Trinity-Pawling School and the establishment there of a coordinate girls' school. It was also suggested that we might acquire a going girls' school and house it in the Thomas estate.

Mr. Johnson then asked Mr. Garten to report on Trinity School. Mr. Garten stated that he had mailed to the Trustees his ACTA DIURNA, which is made a part of these minutes. In commenting on his report, he asked the Trustees to support the theatre benefit. Mr. Garten stated that he was giving thought to some type of an alliance with a girls' school which would coordinate the extra-curricular activities of both schools. There was a suggestion by Mr. Deane that a feeder school for Trinity School be created or acquired on the eastside, perhaps a girls' school which might take young boys who would transfer later to Trinity School. Mr. Garten requested the Trustees' approval, and the Trustees approved, an increase in tuition fees for the school year commencing September 1969 as follows:

	Present Tuition	Increased Tuition
Grade 1	$ 995.	$1,250.
Grades 2 and 3	1,250.	1,450.
Grades 4, 5 and 6	1,375.	1,600.
Grades 7 and 8	1,490.	1,700.
Grades 9 through 12	1,600.	1,800.

The Trustees also approved a raise in the tuition fees at Trinity-Pawling School, commencing September 1969, from $2,900. to $3,000. per year.

Mr. Johnson stated that the fund raisers recommend a continuing vehicle for fund raising which takes the form of a corporate entity and he suggested that Mr. Disque D. Deane be its President. It was decided to refer this matter to the Standing Committee.

There being no further business to come before the meeting, it was upon motion duly made, seconded and carried, adjourned at 3:50 p.m.

DESMOND L. CRAWFORD
Secretary

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PLAINTIFF'S EXHIBIT 51 - id TRINITY TRUSTEES
MINUTES MAY 1, 1968

The Annual Meeting of the Board of Trustees of the New York Protestant Episcopal Public School was held at 4:30 p.m. on Wednesday, May 1, 1968, at Trinity School, 139 West 91st Street, New York, New York.

The following were present:

Bishop Boynton
Dr. Craig
Dr. Dann
Mr. Heard
Mr. Johnson
Mr. Kinzel
Dr. Lorenze
Mr. Lumbard
Mr. Myrick
Mr. Mulligan
Dr. Rogers
Judge Tenney

Also present by invitation was Mr. Richard M. Garten.

Dr. Barker, Dr. Butler, Messrs. Carleton, Crawford, Downer, Dunckel, Halstead, Lonsdale, Michalis were excused.

Mr. Johnson, President, called the meeting to order and presided throughout. The meeting was opened with prayer by Bishop Boynton.

In the absence of the Secretary Mr. Crawford, Mr. Kinzel acted as secretary of the meeting.

On motion made, seconded and carried, the minutes of the meeting of the Board of Trustees held on February 7, 1968, were approved as previously submitted.

The President called on the Treasurer Mr. Heard to report. Mr. Heard reported that the financial condition was the same as that which he reported on at the February meeting.

The President called on Mr. Lumbard, Chairman of the Ad Hoc Committee, to report on The Hawley Wing and Trinity Towers. Mr. Lumbard said that the excavation had been completed, that the concrete foundations were being poured, and that the excellent weather, predicted by the Bishop at the ground-breaking ceremony, had materialized.

In the absence of Mr. Dunckel, Mr. Johnson reported on the fund raising. Mr. Johnson stated that $3,000,000 in

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cash or pledges or gifts had been raised, that a $1,000,000 mortgage had been committed by the New York Bank for Savings, and that for the first time the $4,000,000 needed was secured. Mr. Johnson commended Messrs. Dunckel and Deane for the magnificent job of fund raising that they had accomplished.

Mr. Johnson called on Mr. Kinzel, Chairman of the School Committee, for a report. Mr. Kinzel stated that the School Committee report would be provided by the reports of the two Headmasters.

Mr. Johnson reported to the meeting that by an Act which has passed both houses of the New York State Legislature and, so far as we know, is awaiting signature by the Governor, the name of the corporation is to be changed to Trinity Episcopal Schools Corporation and authority is to be given for fixing the number of Trustees, by the By-Laws, at not less than twenty nor more than thirty and for division of the Trustees into classes of Life Trustees and Term Trustees, with provision that one-third of the total number of Trustees shall constitute a quorum, subject to such regulations, limitations and restrictions as may be provided by the By-Laws. On motion duly made, seconded and unanimously carried, the following preamble and resolution were adopted:

> WHEREAS, at least one week's notice of this meeting stating the substance of the following amendments of the By-Laws was given to all existing members of the Board of Trustees and a majority of the existing members of the Board are present at this meeting and unanimously vote to dispense with the rule requiring notice of the intended amendment, alteration or addition to the By-Laws to have been given at a previous meeting of the Board of Trustees;
>
> NOW, THEREFORE, be it
>
> RESOLVED, that the By-Laws of Trinity Episcopal Schools Corporation be and hereby are amended as follows:
>
> (1) The new name "Trinity Episcopal Schools Corporation" is substituted for the former name in Section 5 of Article III.
>
> (2) Section 3 of Article IV is amended to read:
>
> "Section 3. One third of the total number of Trustees as fixed from time to time, if the Chairman of the Board or the President or a Vice President or the Secretary be present,

shall constitute a quorum at meetings of the Trustees. In the absence of the Chairman of the Board, the President, a Vice President and the Secretary, a majority of the Trustees shall be necessary."

(3) Section 3 of Article V is amended to read:

"Section 3. The number of Trustees shall be twenty-nine (29). Such number may be decreased to not less than twenty (20) or increased to not more than thirty (30) from time to time by amendment of this By-Law. The Trustees shall be divided into one class consisting of the present twenty-one (21) Life Trustees and four (4) classes of Term Trustees each consisting of two (2) in number, who shall each serve for a term of four (4) years except as herein otherwise provided. The term of office of one class of Term Trustees shall expire each year. The Trustees annually may elect successors to the class of Term Trustees whose term expires in such year. Beginning with the year 1968, the term of one class of Term Trustees shall expire in each of the years 1969, 1970, 1971 and 1972 and thereafter in successive four (4) year periods. The votes of a majority of the Trustees present shall be necessary to a choice. Nominations and elections may be made either at a stated or at a special meeting of the Trustees."

(4) Section 4 of Article V is amended to read:

"Section 4. In accordance with the act of incorporation, every person nominated and elected as provided in Section 3 of this Article shall be proposed to the Rector, Church-wardens and Vestrymen of Trinity Church, in the City of New York, for their approbation and, if approved by them, shall become one of the said Trustees; but if he shall be disapproved by them, a new election shall be had and so from time to time, until the said choice shall be ratified by the approbation of the said Rector, Church-wardens and Vestrymen."

and further

RESOLVED, that the foregoing amendments shall take effect on the effective date of the pending Act of the Legislature changing the name of the corporation.

A form of corporate seal containing the new name of the corporation was presented to the meeting and considered.

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On motion duly made, seconded and unanimously carried, it was

RESOLVED, that the corporate seal in the form presented to this meeting is hereby approved and adopted and that an impression of such corporate seal be made on the margin of the minutes opposite this resolution.

Mr. Johnson called on Mr. Myrick, Chairman of the Nominating Committee, for its report. Mr. Myrick stated that when the above legislation is signed, the Committee propose the election of the following to take effect upon the signing of the above legislation:

Mr. Charles Allen to serve to 1972;
Mr. Charles G. Bludorn to serve to 1972;
Mr. Disque Deane to serve to 1971;
Mr. Michel Fribourg to serve to 1971.

Upon motion duly made and unanimously carried, these four gentlemen were elected to serve if, as and when the above-described legislation is finalized.

Mr. Myrick then reported that the Nominating Committee propose the following to serve as officers and committeemen for the ensuing year:

OFFICERS

Chairman of the Board	Robert A. W. Carleton
President	Glover Johnson
Vice President	Howard R. Craig
Vice President	Wallis B. Dunckel
Vice President	Otto Kinzel
Treasurer	Edwin A. Heard
Secretary and Assistant Treasurer	Desmond L. Crawford
Assistant Secretary and Assistant Treasurer	Joseph P. Downer

STANDING COMMITTEE

Wallis B. Dunckel, Chairman
Mr. Carleton
Mr. Crawford
Mr. Downer
Mr. Heard
Mr. Myrick
Mr. Deane (when elected)

SCHOOL COMMITTEE

Otto Kinzel, Chairman
Dr. Craig
Dr. Lorenze
Mr. Lumbard
The Reverend Mr. Mulligan
Judge Tenney
Mr. Fribourg (when elected)

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INSURANCE, PENSIONS AND BENEFITS COMMITTEE

Wallis B. Dunckel, Chairman
Dr. Dann
Mr. Heard
Mr. Myrick

TRINITY TOWERS AD HOC COMMITTEE

Eliot Lumbard, Chairman
Mr. Heard, Vice Chairman
Mr. D[illegible]ner
Mr. [illegible]nzel
Dr. Lorenze

Upon motion duly made, seconded and carried, it was moved that the nominations be closed and the Secretary be instructed to cast one ballot for the election of these officers, committees and their chairmen.

The Secretary stated he had cast such ballot and Mr. Johnson declared these officers, committees and their chairmen duly elected to serve for the ensuing year 1968-1969.

Mr. Johnson appointed Messrs. Myrick, Kinzel and Dr. Lorenze to form the Nominating Committee, Mr. Myrick to serve as Chairman.

Mr. Johnson then asked Mr. Heard to report for the Insurance, Pensions and Benefits Committee. Mr. Heard read a letter, dated April 3, 1968, from Joseph Grive, CLU, to Mr. Dunckel which summarized the cost picture to effect the changes in the Group Insurance Plans. A copy of this letter is attached hereto and made a part of these minutes.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the existing Group Insurance Plan be amended as presented in Mr. Heard's report.

Mr. Johnson then asked Dr. Dann to report on Trinity-Pawling School. Dr. Dann distributed a written report which is made a part of these minutes. In commenting on his report, Dr. Dann noted that 78 of the 80 graduates had been accepted by colleges; that 245 students have been accepted so far for the next school year and he expects to have a total of 300 students, and that the School is in good financial condition.

Mr. Johnson then asked Mr. Garten to report on Trinity School. Mr. Garten stated that he had mailed his report to the Trustees in advance of the meeting, and a copy of this report is made a part of these minutes.

In closing, Mr. Garten invited the Trustees to his home for dinner.

There being no further business to come before the meeting, it was on motion duly made, seconded and carried adjourned at 6:05 p.m.

OTTO KRUEGER
Secretary

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PLAINTIFF'S EXHIBIT 52 - id TRINITY TRUSTEES
MINUTES - FEBRUARY 2, 1966

A Stated Meeting of the Board of Trustees of the New York Protestant Episcopal Public School was held at 2:30 p.m. on Wednesday, February 2, 1966, at 74 Trinity Place, New York.

The following were present: Bishop Boynton
Dr. Craig
Mr. Crawford
Mr. Heard
Dr. Heuss
Mr. Johnson
Mr. Kinzel
Mr. Lonsdale
Dr. Lorenze
Mr. Lumbard
Mr. Michalis
Mr. Mulligan
Mr. Myrick
Judge Tenney

Also present, by invitation, was Mr. Richard M. Garten.

Dr. Barker, Messrs. Carleton, Dann, Dunckel, Halstead, Rogers and Dean Rose were excused.

Dr. Heuss, President, called the meeting to order and presided throughout. The meeting was opened with a prayer.

On motion made, seconded and carried the minutes of the meeting of the Board of Trustees held on November 3, 1965, were approved as previously submitted.

The Secretary reported that it was necessary to adopt a resolution to cover the sale of securities given to Trinity School and Trinity-Pawling School as gifts. It was the sense of the meeting that in adopting the proposed resolution regarding the sale of securities that a limit of $5,000. in the sales price be set.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the President, Vice President, Treasurer and Assistant Treasurer of this Corporation or any one of them, be and hereby is, authorized and directed in his discretion to sell, assign and transfer any securities registered in the name of this Corporation not in excess of $5,000. in value at time of sale.

Dr. Heuss then asked Mr. Johnson to report as Chairman of the Standing Committee and Treasurer. Mr. Johnson reported that the financial affairs of the Corporation are in good order. He said that the Trustees of the Hawley Estate had liquidated $1,250,000. of securities of the Estate

which is to be used for the building of the Hawley Wing, and that these funds are now in an interest bearing account with the New York Bank for Savings, who have indicated a willingness to provide a mortgage in the sum of $1,000,000. to complete the wing over and above the $1,250,000. from the Hawley Estate and whatever funds are raised for this purpose from a capital fund campaign. The Hawley Wing, Mr. Johnson noted, will cost approximately $2,000,000. and the high rise Trinity Towers apartment approximately $4,000,000.

Mr. Johnson said that he would report for Dr. Dann who is in St. Luke's Hospital with a broken leg. He said that Mr. and Mrs. Carleton wish to contribute another dormitory at Trinity-Pawling to match the colonnade dormitory recently constructed, which houses 32 boys and provides two five room apartments for faculty.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Trustees express their deep appreciation to Mr. and Mrs. Robert A. W. Carleton for their generous gift of a second colonnade dormitory to Trinity-Pawling School.

Dr. Heuss said that he had received a very nice letter from Mr. and Mrs. Carleton, following his letter of appreciation for the Mathew E. Dann Science Building recently completed as a gift from them, and that he would write again to express the thanks of the Trustees for their great interest in the School.

Dr. Heuss then asked Dr. Craig, as Chairman of the School Committee and Special Ad Hoc Committee, formed to plan the Hawley Wing and high rise Trinity Towers apartment, to give his report. Dr. Craig said that he and his Committee, composed of Messrs. Garten, Heard, Kinzel, Lorenze and Lumbard, had held six meetings since mid-November. He presented to the Trustees preliminary plans and a rendering of the Hawley Wing and the high rise apartment to be known as Trinity Towers.

Dr. Craig stated that the School's special counsel, Demov & Morris, in a memorandum dated November, 1965, advised that it was preferable that Trinity School own the high rise apartment. Dr. Craig said that the Committee recommends the retention of Thompson Starrett Construction Co. Inc. as the builders. He said that test borings are now in the process of being made; that the construction site will be made available by the City the latter part of this summer; that construction would take sixteen to eighteen months; and that the School portion of the construction should be completed by September of 1968. Dr. Craig further informed the Trustees that Marts & Lundy was being considered as the firm to help in raising funds for the new Hawley Wing.

Dr. Craig asked that the Board approve the recommendation of the Ad Hoc Committee to have the Corporation sponsor the entire project and the recommendation of the Ad Hoc Committee to retain Thompson Starrett Construction Co. Inc. as the builder of the project.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the Board approve the recommendation of the Ad Hoc Committee that the Corporation be the sponsor of the entire improvement of Site #24, West Side Urban Renewal Title I Area, which includes a School and high rise middle income housing project; and it was

FURTHER RESOLVED, that the Ad Hoc Committee be empowered to negotiate a contract with Thompson Starrett Construction Co. Inc. for the building of this combined Hawley Wing and Housing Project.

Dr. Craig informed the Board that the School Committee recommends an increase in tuition at Trinity School, effective September, 1966 of $100. per year in grades 1 through 6, and $200. per year for grades 7 through 12.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that the tuition at Trinity School, effective September, 1966, for grades 1 through 6 be raised $100. per year, and for grades 7 through 12, $200. per year.

Dr. Heuss then asked Mr. Garten to report on Trinity School. Mr. Garten stated that he had sent a report of activities at the School to all the members of the Board, a copy of which is made a part of these minutes. He stated that he was very happy that so many Trustees were present at the Annual Alumni Society meeting at which Mr. C. Bruner-Smith was the recipient of the Lawrence T. Cole Award. Mr. Garten said that the finances of the School are good. With respect to salaries, he said that the School was strong in the middle range but on the low side in the upper range of salaries. Mr. Garten noted that the spring meeting of the Board of Trustees would be held this year at Trinity School and asked that it be held on the afternoon of May 4, 1966, at 4:30 p.m. He said that Mrs. Garten and he would like to have the Trustees and their wives for dinner that evening at their home and that an invitation would be sent out in the near future.

There being no further business to come before the meeting, it was, upon motion duly made, seconded and carried, adjourned at 3:45 p.m.

Desmond L. Crawford
Comptroller

PLAINTIFF'S EXHIBIT 53 - id - LEADER HOUSE
INCOME LIMITS

6/2

E-69-2

LEADER HOUSE

Section 236 Schedule Based on 135% of Public Housing

No. of Apts.	No. of Bedrooms	No. of Persons	Adjusted Maximum Income Limits (see note below)*	Basic 236 Rent Incl. Utilities	Less Elect. @$2.00/rm/mo	Net rent to housing
84	0-BR	1	$5,835.00	$123.40	$5.00	$118.40
86	1-BR	2	7,390.00	152.00	7.00	145.00
24	1-BR w/balc.	2	7,390.00	153.00	8.00	145.00
29	2-BR	3 or 4	8,555.00	178.00	9.00	169.00
26	2-BR w/balc.	3 or 4	8,555.00	178.20	10.00	168.20
2	3-BR	5 or 6	10,890.00	209.00	12.00	197.00
26	3-BR w/balc.	5 or 6	10,890.00	211.00	13.00	198.00

ADDENDUM: Tenant will pay 25% of the adjusted monthly income less electricity deduction or the minimum tenant rent, whichever is higher.

*NOTE: Deduct the following from the total family annual income to determine "Adjusted Maximum Income."

a) 5% of gross income (5% of Line F-12)

b) $300.00 per minor

c) Income of minor under 21 years of age

d) Non-recurring income or income that will be discontinued. e.g. No more overtime or wife stopping work. etc.

E-673

PLAINTIFF'S EXHIBIT 54 - KERR
LETTER - JANUARY 8, 1973

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
OFFICE OF THE ADMINISTRATOR

Linda Healy

DEPARTMENTAL MEMORANDUM

DATE: January 8, 1973

TO: Commissioner Juan Villanueva, Ms. Mimi Ellis, and all WSURA Managing Agents

FROM: Andrew P. Kerr

SUBJECT: WSUPA

RECEIVED
JAN 22 1973
HAMILTON MANAGEMENT COMPANY

In 1971, after lengthy discussion in the West Side Community and due consideration of the needs and character of that community, HDA agreed, with the express approval of the Mayor's office, to a new policy concerning the tenant mix in all buildings which have the benefit of interest reduction subsidies under Section 236 of the National Housing Act in the West Side Urban Renewal Area. The policy, which was first adopted by community Planning Board No. 7, calls for maintenance of a ratio of 70%:30% between moderate and low income families in 236 building. (For this purpose, moderate income refers to families and individuals meeting the income requirements of the Section 236 program, including the exception limits, if and when allowed by HUD.)

As you know, this policy has been violated three times recently--in the tenanting of Leader House, Columbus Manor and Westwood House. Such breaches, which have aroused widespread community concern, are not to recur. Lest there be any misunderstanding on this point, let me reaffirm that the City is committed to the 70:30 policy. As part of that committment, I insist that the three buildings where the policy has been ignored be restored, over time, to that mix through ordinary turnover (harrassment of tenants to hasten the restoration of that mix will not be tolerated).

I will hold managing agents and all HDA personnel who are responsible for implementing this policy directly accountable for every action taken in tenanting existing and future building in the WSURA. I will not hesitate to discipline, and if need be discharge, any agent or employee who fails to carry out this mandate.

cc: Hamilton
Heller

E-674

PLAINTIFF'S EXHIBIT 55 - OLNIK
LETTER TO POLICE

June 15, 1973

Police Commissioner Donald Cawley
New York City Police Department
240 Centre Street
New York, New York

RE: Leader House
100 West 93rd Street
New York, New York 10025

Dear Commissioner Cawley:

We manage the above-mentioned building, which is a New York City Mitchell-Lama development containing 383 residential apartments and many children.

There is a steady stream of drug addicts coming to the building to purchase heroin from several apartments in the building.

There is also some question as to possible use of apartments for prostitution purposes.

We would like to have a meeting to review what procedures the police can take, and what procedures we can take, to alleviate this situation.

Thank you for your cooperation.

Sincerely,

JAY I. OLNEK

JIO:sm
CC: Organized Crime Control Bureau

Certified Mail
Return Receipt Requested.

BL: Barbara Tillman

E-675

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).
REQUIRED FEE(S) PAID.

☒ Show to whom, date and address where delivered

☐ Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO.

CERTIFIED NO. 949426

INSURED NO.

DATE DELIVERED 6-15-73

1) SIGNATURE OR NAME OF ADDRESSEE (*Must always be filled in*) FCC

2) SIGNATURE OF ADDRESSEE'S AGENT, IF ANY [signature]

3) SHOW WHERE DELIVERED (*only if requested*)

POSTMARK.

c55—16—71548-11 347-198 GPO

E-676

No. 549426

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO Police Commissioner Donald Cawley	POSTMARK OR DATE
STREET AND NO. N.Y.C. Police Dept.	
P.O., STATE AND ZIP CODE ~~240 Centre St.~~ N.Y.C.	6/15/73

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES

1. Shows to whom and date delivered ..... 15¢
   With delivery to addressee only ..... 65¢
2. Shows to whom, date and where delivered .. 35¢
   With delivery to addressee only ..... 85¢

DELIVER TO ADDRESSEE ONLY ..... 50¢

SPECIAL DELIVERY (extra fee required) .....

PS Form 3800 Nov.1971

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)

* GPO: 1970 O-397-456

E-677

PLAINTIFF'S EXHIBIT 56 - LEADER HOUSE -
RENTAL SCHEDULE

Wm. Mullen

1972

Time Schedule for Rental of Leader House

January 4 - February 29 - Exclusive renting for West Side Urban Renewal Area relocatees

March 1 - March 31 - All other legal priorities including other urban renewal areas and veterans

April 1 - April 30 - All applicants in chronoligical other

Throughout rental period West Side relocatees will continue to exercise priority based on availibility of units

Meeting Schedule

December 29
2:00 - room 9169 — Discussion of rental procedure and rent schedule
Agent, sponsor, Strycker's Bay, HDA

January 27th - Thursday
10:30 — Discussion of progress
Strycker's Bay and HDA

Other meetings will be scheduled as needed

E-678

PLAINTIFF'S EXHIBIT 57 - HELDENSTEIN - TRANSACTIONS

AUSTIN K. HALDENSTEIN BROKERAGE TRANSACTIONS IN THE WEST SIDE URBAN RENEWAL AREA FROM 1964-1973

3/66	52 West 89 Street	
10/65	54 West 89 Street	
9/66	55 West 89 Street	
9/66	57 West 89 Street	
11/64	59 West 89 Street	
11/64	61 West 89 Street	
2/67	25 West 88 Street	
4/68	32 West 88 Street	
9/67	34 West 88 Street	
12/66	36 West 88 Street	
9/66	35 West 88 Street	
10/65	52 West 88 Street	
3/69	56 West 88 Street	
3/69	24 West 89 Street	
7/66	58 West 88 Street	
4/66	111 West 88 Street	
8/64	113 West 88 Street	
2/65	115 West 88 Street	
11/67	120 West 88 Street	
10/69	140 West 88 Street	(resold 1973)
8/67	19 West 87 Street	
2/68	24 West 87 Street	
1/64	29 West 87 Street	
3/65	119 West 87 Street	
12/65	139 West 87 Street	

Austin K. Haldenstein brokerage transactions - continued
page 2.

10/66	354 Central Park West	
3/67	34 West 96 Street	(resold 1969)
5/70	38 West 95 Street	
1/68	132 West 95 Street	
6/64	149-151 West 95 Street	
4/64	155 West 95 Street	
4/65	157 West 95 Street	
4/65	163 West 95 Street	(resold 7/70)
9/67	21 West 94 Street	
12/66	123 West 94 Street	
6/65	129 West 94 Street	
5/68	135 West 94 Street	
1/69	143 West 94 Street	
11/67	63 West 92 Street	(resold 1971)
7/68	71 West 92 Street	
12/69	48 West 91 Street	
11/68	56 West 91 Street	
4/66	20 West 90 Street	(resold 7/68)
4/69	24 West 90 Street	
7/69	49 West 90 Street	
5/64	61 West 90 Street	(resold 8/68)
10/65	27 West 89 Street	(resold 5/68)
2/67	35 West 89 Street	
1966	36 West 89 Street	
4/70	38 West 89 Street	
9/68	42 West 89 Street	

E-680

AUSTIN K. HALDENSTEIN BROKERAGE TRANSACTIONS - CONTINUED
page 3.

1972	28 West 87 Street	
9/72	28 West 89 Street	
9/71	42 West 89 Street	(co-op apartments)
1971	48 West 91 Street	
9/71	123 West 94 Street	
1/72	141 West 94 Street	
1971	36 West 95 Street	
9/71	43 West 95 Street	
1971	146 West 94 Street	(co-op)
9/73	69 West 92 Street	
8/72	132 West 87 Street	
12/72	128 West 87 Street	
6/73	10 West 95 Street	
11/72	36 West 95 Street	

65

E-681

PLAINTIFF'S EXHIBIT 59 - LEADER HOUSE-
RENT SCHEDULE

The City of New York

HOUSING AND DEVELOPMENT ADMINISTRATION
ALBERT A. WALSH, Administrator

Department of Relocation and Management Services
100 GOLD STREET, NEW YORK, N. Y. 10038

AMALIA V. BETANZOS, *Deputy Administrator/Commissioner*
CARMINE CONIGLIONE, *Deputy Commissioner*
OSCAR HOGAN, *Deputy Commissioner*

FEB 23 1972

Hampton Management Company
2500-C Johnson Avenue
Riverdale, N.Y. 10463

Attention: Mr. Jay L. Olnek

Re: Leader House
Rent Schedule

Gentlemen:

We have reviewed the rent schedules submitted for the above development which consists of one building containing 279 apartments totalling 1054.5 rooms excluding the superintendent's $6\frac{1}{2}$ room apartment and approve same.

The economic rent schedule produces an annual income of $995,103.60 or $82,925.30 per month excluding utilities for an average monthly rent of $78.63 per room exclusive of utilities which are estimated at $2.60 per month. (Gas $.60 master metered, electricity $2.00 individually metered.)

The section 236 rent per room per month is $38.25 plus $2.60 per room for utilities. We note that the FHA interest subsidy may be applied to any and all of the apartments in this development.

As indicated in your schedule, 9 one bedroom apartments without balconies, 29 two bedroom apartments without balconies, 21 two bedroom apartments with balconies, 2 three bedroom apartments without balconies, and 23 three bedroom apartments with balconies totalling 84 apartments have been designated for public housing.

Our approval is based on the Schedule B promulgated by Hampton Management and approved by our Project Services Division.

E-682

Sincerely yours,

Carmine Coniglione
Deputy Commissioner
Relocation and
Management Services

SM:by

cc: Management
Ray Ocasio
Father Farrelly
Marie Richardson
Ronald Segedy
Al DiMeo
Al Raskin
Harold Kuplesky
Robert Olnek
Norman Siegel
Michael Worby
Moses Hager
J. Frederick
J. Belli
Sid Kantor

E-683

FEBRUARY 14, 1972

LEADER HOUSE
100 West 93rd St.
New York, N.Y

MIDDLE INCOME RENT SCHEDULE
(Public Housing Apartments with Asterisks)

APT.#	NO.OF ROOMS	BASE RENT	GAS only	TOTAL MONTHLY RENT	
2A	2½	$191.50	$1.50	$193.00	
3A	2½	191.50	"	193.00	
4A	2½	191.50	"	193.00	
5A	2½	192.50	"	194.00	
6A	2½	192.50	"	194.00	
7A	2½	192.50	"	194.00	
8A	2½	193.50	"	195.00	
9A	2½	193.50	"	195.00	
10A	2½	193.50	"	195.00	
11A	2½	194.50	"	196.00	STUDIO
12A	2½	194.50	"	196.00	
14A	2½	195.50	"	197.00	APTS.
15A	2½	195.50	"	197.00	
16A	2½	196.50	"	198.00	
17A	2½	196.50	"	198.00	
18A	2½	197.50	"	199.00	
19A	2½	197.50	"	199.00	
20A	2½	198.50	"	200.00	
21A	2½	198.50	"	200.00	
22A	2½	199.50	"	201.00	
23A	2½	199.50	"	201.00	
24A	2½	199.50	"	201.00	
25A	2½	200.50	"	202.00	
26A	2½	200.50	"	202.00	
27A	2½	200.50	"	202.00	
28A	2½	201.50	"	203.00	
29A	2½	201.50	"	203.00	
30A	2½	201.50	"	203.00	$5,544.00

2B	3½	269.90	$2.10	272.00	
3B	3½	269.90	"	272.00	
4B	3½	269.90	"	272.00	
5B	3½	270.90	"	273.00 *	
6B	3½	270.90	"	273.00	
7B	3½	270.90	"	273.00	
8B	3½	271.90	"	274.00	
9B	3½	271.90	"	274.00	
10B	3½	271.90	"	274.00	ONE
11B	3½	272.90	"	275.00 *	
12B	3½	272.90	"	275.00	BEDROOM
14B	3½	273.90	"	276.00	
15B	3½	273.90	"	276.00	APTS.
16B	3½	274.90	"	277.00	
17B	3½	274.90	"	277.00	
18B	3½	275.90	"	278.00	
19B	3½	275.90	"	278.00	
20B	3½	276.90	"	279.00	
21B	3½	276.90	"	279.00	
22B	3½	277.90	"	280.00	
23B	3½	277.90	"	280.00 *	
24B	3½	277.90	"	280.00	
25B	3½	278.90	"	281.00	
26B	3½	278.90	"	281.00	
27B	3½	278.90	"	281.00	
28B	3½	279.90	"	282.00	
29B	3½	279.90	"	282.00	
30B	3½	279.90	"	282.00	$7,756.00

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FEBRUARY 14,1972

LEADER HOUSE
100 West 93rd St.
New York, N.Y

MIDDLE INCOME RENT SCHEDU
(Public Housing Apartments with Asteri

APT.#	NO.OF ROOMS	BASE RENT	GAS	TOTAL MONTHLY RENT	
2C	3½	269.90	$2.10	272.00 *	
3C	3½	269.90	"	272.00	
4C	3½	269.90	"	272.00	
5C	3½	270.90	"	273.00	
6C	3½	270.90	"	273.00	
7C	3½	270.90	"	273.00 *	
8C	3½	271.90	"	274.00	
9C	3½	271.90	"	274.00	
10C	3½	271.90	"	274.00	ONE
11C	3½	272.90	"	275.00	
12C	3½	272.90	"	275.00	BEDROO
14C	3½	273.90	"	276.00 *	
15C	3½	273.90	"	276.00	APTS.
16C	3½	274.90	"	277.00	
17C	3½	274.90	"	277.00	
18C	3½	275.90	"	278.00	
19C	3½	275.90	"	278.00	
20C	3½	276.90	"	279.00	
21C	3½	276.90	"	279.00	
22C	3½	277.90	"	280.00	
23C	3½	277.90	"	280.00	
24C	3½	277.90	"	280.00	
25C	3½	278.90	"	281.00	
26C	3½	278.90	"	281.00	
27C	3½	278.90	"	281.00	
28C	3½	279.90	"	282.00	
29C	3½	279.90	"	282.00	
30C	3½	279.90	"	282.00	$7,756.0
2D	2½	$191.50	$1.50	$193.00	
3D	2½	191.50	"	193.00	
4D	2½	191.50	"	193.00	

5D	2½	192.50	"	194.00	
6D	2½	192.50	"	194.00	
7D	2½	192.50	"	194.00	
8D	2½	193.50	"	195.00	
9D	2½	193.50	"	195.00	
10D	2½	193.50	"	195.00	
11D	2½	194.50	"	196.00	STUDIO
12D	2½	194.50	"	196.00	
14D	2½	195.50	"	197.00	APTS.
15D	2½	195.50	"	197.00	
16D	2½	196.50	"	198.00	
17D	2½	196.50	"	198.00	
18D	2½	197.50	"	199.00	
19D	2½	197.50	"	199.00	
20D	2½	198.50	"	200.00	
21D	2½	198.50	"	200.00	
22D	2½	199.50	"	201.00	
23D	2½	199.50	"	201.00	
24D	2½	199.50	"	201.00	
25D	2½	200.50	"	202.00	
26D	2½	200.50	"	202.00	
27D	2½	200.50	"	202.00	
28D	2½	201.50	"	203.00	
29D	2½	201.50	"	203.00	
30D	2½	201.50	"	203.00	$5,544.0

E-685

LEADER HOUSE
100 West 93rd St.
New York, N.Y.

MIDDLE INCOME RENT SCHEDULE
(Public Housing Apartments with Asterisks)

APT.#	NO.OF ROOMS	BASE RENT	GAS	TOTAL MONTHLY RENT	
2E	2½	$191.50	$1.50	$193.00	
3E	2½	191.50	"	193.00	
4E	2½	191.50	"	193.00	
5E	2½	192.50	"	194.00	
6E	2½	192.50	"	194.00	
7E	2½	192.50	"	194.00	
8E	2½	193.50	"	195.00	
9E	2½	193.50	"	195.00	
10E	2½	193.50	"	195.00	
11E	2½	194.50	"	196.00	STUDIO
12E	2½	194.50	"	196.00	
14E	2½	195.50	"	197.00	APTS.
15E	2½	195.50	"	197.00	
16E	2½	196.50	"	198.00	
17E	2½	196.50	"	198.00	
18E	2½	197.50	"	199.00	
19E	2½	197.50	"	199.00	
20E	2½	198.50	"	200.00	
21E	2½	198.50	"	200.00	
22E	2½	199.50	"	201.00	
23E	2½	199.50	"	201.00	
24E	2½	199.50	"	201.00	
25E	2½	200.50	"	202.00	
26E	2½	200.50	"	202.00	
27E	2½	200.50	"	202.00	
28E	2½	201.50	"	203.00	
29E	2½	201.50	"	203.00	
30E	2½	201.50	"	203.00	$5,544.00
2F	6	$475.40	$3.60	$479.00*	
3F	6	475.40	"	479.00*	
4F	6½	510.10	3.90	514.00*	
5F	6½	511.10	"	515.00*	
6F	6½	511.10	"	515.00*	
7F	6½	511.10	"	515.00*	
8F	6½	512.10	"	516.00*	
9F	6½	512.10	"	516.00*	
10F	6½	512.10	"	516.00*	THREE
11F	6½	513.10	"	517.00*	
12F	6½	513.10	"	517.00*	BEDROOM
14F	6½	514.10	"	518.00*	
15F	6½	514.10	"	518.00*	APTS.
16F	6½	515.10	"	519.00*	
17F	6½		"	SUPT.	
18F	6½	516.10	"	520.00*	
19F	6½	516.10	"	520.00*	
20F	6½	517.10	"	521.00*	
21F	6½	517.10	"	521.00*	
22F	6½	518.10	"	522.00*	
23F	6½	518.10	"	522.00*	
24F	6½	518.10	"	522.00*	
25F	6½	519.10	"	523.00*	
26F	6½	519.10	"	523.00*	
27F	6½	519.10	"	523.00*	
28F	6½	515.10	"	519.00	
29F	6½	520.10	"	524.00*	
				524.00	$13,83[illegible].00

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FEBRUARY 14, 1972

LEADER HOUSE
100 West 93rd St.
New York, N.Y.

MIDDLE INCOME RENT SCHEDULE
(Public Housing Apartments with Asterisks)

APT. #	NO. OF ROOMS	BASE RENT	GAS	TOTAL MONTHLY RENT	
2G	3½	$269.90	$2.10	$272.00	
3G	3½	269.90	"	272.00	
4G	4	308.60	2.40	311.00	
5G	4	309.60	"	312.00	
6G	4	309.60	"	312.00	
7G	4	309.60	"	312.00	
8G	4	310.60	"	313.00	
9G	4	310.60	"	313.00	
10G	4	310.60	"	313.00	
11G	4	311.60	"	314.00	ONE
12G	4	311.60	"	314.00	
14G	4	312.60	"	315.00	BEDROOM
15G	4	312.60	"	315.00	
16G	4	313.60	"	316.00	APTS.
17G	4	313.60	"	316.00	
18G	4	314.60	"	317.00	
19G	4	314.60	"	317.00	
20G	4	315.60	"	318.00	
21G	4	315.60	"	318.00	
22G	4	316.60	"	319.00	
23G	4	316.60	"	319.00	
24G	4	316.60	"	319.00	
25G	4	317.60	"	320.00	
26G	4	317.60	"	320.00	
27G	4	317.60	"	320.00	
28G	4	318.60	"	321.00	
29G	4	318.60	"	321.00	
30G	4	318.60	"	321.00	$8,770.00
2H	4½	$348.30	$2.70	351.00	
3H	4½	348.30	"	351.00 *	
4H	4½	348.30	"	351.00 *	
5H	4½	349.30	"	352.00 *	
6H	4½	349.30	"	352.00 *	
7H	4½	349.30	"	352.00 *	
8H	4½	350.30	"	353.00 *	
9H	4½	350.30	"	353.00 *	
10H	4½	350.30	"	353.00 *	TWO
11H	4½	351.30	"	354.00 *	
12H	4½	351.30	"	354.00 *	BEDROOM
14H	4½	352.30	"	355.00 *	
15H	4½	352.30	"	355.00 *	APTS.
16H	4½	353.30	"	356.00 *	
17H	4½	353.30	"	356.00 *	
18H	4½	354.30	"	357.00 *	
19H	4½	354.30	"	357.00 *	
20H	4½	355.30	"	358.00 *	
21H	4½	355.30	"	358.00 *	
22H	4½	356.30	"	359.00 *	
23H	4½	356.30	"	359.00 *	
24H	4½	356.30	"	359.00 *	
25H	4½	357.30	"	360.00 *	
26H	4½	357.30	"	360.00 *	
27H	4½	357.30	"	360.00 *	
28H	4½	358.30	"	361.00 *	
29H	4½	358.30	"	361.00 *	$9,968.00
		358.30	"	361.00 *	

E-689

Out

Landis House

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M3rl No.-C13 20 WS
Appl. No.-D67
Bldg. No.-C010
Apt. No.-C011 3 7E
No. of Rooms-B1633 2½
No. of Bedrooms-A16 0

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name Mrs. Patterson

Address 1168 E. 164th St. Apt. 1H 10025 Zip code

Check one: Rent ☑ Coop ○ Home owner ○ Other ○ Explain

Phone: home 222-9576 Business

No. of rooms-B34-35 1½ No. of bedrooms-A26 None Monthly rent or carrying charge-C37 39

Years at present address-B30-31 6 If former site resident, give site address-A37

Persons to reside in apartment: No. of persons-A33 1

	Name	Relationship to head	Age	Sex	Occupation
245-46-4425	1. Mrs. Patterson	Head	54	F	welfare
	2. [illegible]		50	F	Housekeeper Etc Retired
	3.				
	4.				
	5.				
	6.				

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A44

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year

236
116.90
6.50
123.40

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	welfare		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent-C122-126	$ 124.90 ~~124.90~~	
Gas & electricity	$ ~~6.50~~	
• Total-C123-127	$ ~~131.40~~	
• Security payment-C128-128	$ —	
Income ratio	Maximum income	
(6X) (7X)	$ 14,328	
• Total earnings-C140-146	$ —	
Other income	$ —	
• Total income-C140-146	$ —	
Allowable deductions	$ —	
Eligibility income	$	

APPROVED

By H Goodman

Date 10/9/72

APPROVED

Housing and Development Administration

Date By

• Date-C 38-43 By

• A177-
• Will have automobile-A118 yes ○ ____ no ① ✓ don't know ○
• Will want parking space-A119 yes ○ ____ no ① ✓ don't know ○
• Learned of development through-A120 (please check one item)
Applicants or residents ○ Advertising ☑
Other ○ Explain
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail Yorkville building, sign up

• A121- Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____

Date and Type of Discharge:

References — Name and address

Bank: None

Credit: None

In the event the applicant should withdraw or cance his application for an apartment, after it has bee approved by the Housing and Development Administra tion of the City of New York, the rental agent wil re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments ma by the withdrawing applicant as a reasonable charg for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

E-6 16

Out

Leader House

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

MBH No.-C13 90 WS
Appl. No.-D67
Bldg. No.-C810
Apt. No.-C11-13 16K 10
No. of Rooms-B1611 3½
No. of Bedrooms-A16

A32

Name Edith Sanchez

Address 42 W 90 St. Zip code 10 10 21 17

A33 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain

Phone: Home 724-1784 Business

No. of rooms-B24-25 4 No. of bedrooms-A26 2 Monthly rent or carrying charge-C27 29 $90.

Years at present address-B30-31 3½ If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 2

Name	Relationship to head		Age	A11 12 Sex	Occupation
1. Edith Sanchez	Head	A34	B35-36	A37 F	WELFARE A38
2. Joel Morales	C	A39	B40-41	A42 M	A43
3.		A44	B45-46	A47	A48
4		A49	B50-51	A52	A53
5.		A54	B55-56	A57	A58
6		A59	B60-61	A62	A63

088-42-5969 S.S.

Source or income of each person to reside in apartment:

Earnings (include self employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Estimated next year
Edith Sanchez	None	E65 66 67 68 69			
		C70 71 72 73 74			
		275 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Estimated next year
Edith Sanchez	Social Source	$169.50 month	

Total current other income $169.50 month.

Total current annual earnings

Total income from all sources

A36 $107.90
9.10
$117.00

$274.00

DO NOT WRITE HERE

• Monthly rent-C122-126	$271.90
$2.10 & $7.00 Gas & electricity	$ 9.10
• Total-C125-127	$281.00
• Security payment-C128-130	$
Income ratio (6X) (7X)	Maximum income $13,032
• Total earnings-B140-144	$ —
Other income Welfare	$ —
• Total income-B145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By

Date 5/18/72

APPROVED

Housing and Development Administration

Date By

• Date By

• A117- Will have automobile-A118 yes ① no ② don't know ③

• Will want parking space-A119 yes ① no ② don't know ③

• Learned of development through-A120 (please check one item)

Applicants or residents ① Advertising ②

Other ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank: None

Credit: None.

In the event the applicant should withdraw or can his application for an apartment, after it has be approved by the Housing and Development Administr tion of the City of New York, the rental agent wi re-let such apartment for a fee of $50.00, it be understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments m by the withdrawing applicant as a reasonable cha for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 2/Mar/72 Signed Edith Sanchez

2-691

PLAINTIFF'S EXHIBIT 61 - LEADER HOUSE APPLICATIONS

K

Leader House

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No.-C13 90 WS
Appl. No.-D47 108493
Bldg. No.-C8-10
Apt. No.-C11-13 5A
No. of Rooms-B14-15 3½
No. of Bedrooms-A16 Studio

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name Estella Ray

Address 725 Columbus Ave. #3C Zip code 10025

A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain Urban Renewal

Phone: Home 866-7270 Business

No. of rooms -A24-25 2½ No. of bedrooms -A26 0 Monthly rent or carrying charge -C27-29 $99.25

Years at present address -B30-31 If former site resident, give site address -A32

Persons to reside in apartment: No. of persons -A33 1

	Name	Relationship to head	Age	M1 F2 Sex	Occupation
1-40-6517 1.	Estella	Head	A34 B35-36 32	A37 F	housewife A38
2.			A39 B40-41	A42	A43
3.			A44 B45-46	A47	A48
4.			A49 B50-51	A52	A53
5.			A54 B55-56	A57	A58
6.			A59 B60-61	A62	A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code E65 66 67 68 69 / E70 71 72 73 74 / E73 76 77 78 79	How long employed	Annual earnings: Current	Annual earnings: Estimated next year

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
	welfare		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent -122-124	$191.50
1.50 + 5.00 Gas & electricity	$6.50
• Total-C125-127	$198 —
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $14,256
• Total earnings-B140-144	$ —
Other income	$ —
• Total income-B145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By

Date 6/2/72

APPROVED

Housing and Development Administration

Date By

By

• A117-
• Will have automobile-A118 yes ① no ② don't know ③
• Will want parking space-A119 yes ① no ② don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain West Side Urban Renewal
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes no
If veteran or veteran's widow: Length of Service after August 5, 1964
Date and Type of Discharge
References - Name and address
Bank: none
Credit: none

In the event the applicant should withdraw or cance his application for an apartment, after it has been approved by the Housing and Development Administra- tion of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments ma by the withdrawing applicant as a reasonable charg for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best

E-612

4/18/72

.locatee

~~RESIDENCY~~ APPLICATION

Send No Money

LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

Rental Agent:
Hampton Management Co.
Address:
2500 Johnson Avenue
Riverdale, N.Y.10463
Telephone:

VENE A.

M3H No.-C13 30 WS
Appl. No.-D47
Bldg. No.-C9 10
Apt. No.-C11 13 3E
No. of Rooms-B14-15 3 ROOMS
No. of Bedrooms-A16

Name VENE A. Tsvetkoff TSVETKOFF

Address 23 W. 87 ST, NEW YORK C. IY Zip code 10 3 4

Check one: Rent X Coop Home owner Other Explain

Phone: Home NONE Business ON WELFARE

No. of rooms-B24-25 1 No. of bedrooms-A26 0 Monthly rent or carrying charge-C27 29 71.50

Years at present address-B30-31 7 If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M/F Sex	Occupation
VENE A TSVETKOFF	Head M	B25-26 A34	A37	ON WELFARE [A-AD 390340-1
1.		B40-41 A39	A42	
2.		B45-46 A44	A47	
3.		B50-51 A49	A52	
4.		B55-56 A54	A57	
5.		B60-61 A59	A62	
6.				

Source of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
VENE, A.	AMSTERDAM WELFARE CENTER	2700	

Total current other income

Total current annual earnings

Total income from all sources 2700

236
116.90
6.50
123.40

193.00

DO NOT WRITE HERE

• Monthly rent-C122-124	$ 191.50
Gas & electricity	$ 6.50
• Total-C125-127	$ 198.00
• Security payment-C128-130	$ —
Income ratio	Maximum income
(6X) (7X)	$
• Total earnings-B140-144	$ —
Other income	$ —
• Total income-B145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By

Date 5/5/72

APPROVED

Housing and Development Administration

Date By

• Date By

• A117- Will have automobile-A118 yes no X don't know

• Will want parking space-A119 yes no X don't know

• Learned of development through-A120 (please check one item)

Applicants or residents X Advertising

Other Explain WEST SIDE URBAN RENEWAL PROJECT

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail.

• A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References – Name and address

Bank: NONE

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand

E-693

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

Mtrl No.-C13 [illegible]
Appl. No.-D47
Bldg. No.-C610
Apt. No.-C1113 4A
No. of Rooms-B1413 2½
No. of Bedrooms-A16 Studio

A22

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name CARMEN TORRES

Address 720 AMSTERDAM AVE. APT. 4-B. Zip code E17 13 19 20 21

•A23 Check one: Rent ① X Coop ② ☐ Home owner ③ ☐ Other ④ ☐ Explain RELOCATEE

Phone: Home 265-6912 Business

No. of rooms-A24-25 1½ No. of bedroom-A26 — Monthly rent or carrying charge-C27 29 $ 56.67

Years at present address-A30-31 7mo. If former site resident, give site address-A32 113 87th St. Columbus 2-1

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
1. CARMEN TORRES	Head	A34	835-36	A37	WELFARE	A38
		A39	840-41	A42		A43
2.		A44	845-46	A47		A48
3.		A49	850-51	A52		A53
4.		A54	855-56	A57		A58
5.		A59	860-61	A62		A63
6						

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
436		E65 66 67 68 69			
116.90	WELFARE	E70 71 72 73 74			
6.20		E75 76 77 78 79			
123.00					

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
CARMEN TORRES	WELFARE	$1,968.	

Total current other income $1,968.00

Total current annual earnings

Total income from all sources $1,968.00

•A117-
• Will have automobile-A118 yes ① no ② ✓ don't know ③
• Will want parking space-A119 yes ① no ② don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ②
Other ☐ ③ Explain URBAN RENEWAL
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes ____ no ____
If veteran or veteran's widow: Length of Service after August 5, 1964 ____;
Date and Type of Discharge:
References — Name and address
Bank: NONE
Credit: NONE

DO NOT WRITE HERE

• Monthly 22-124	$ 191.50
1.575 Gas & electricity	$ 6.50
• Total-C125-127	$ 198.00
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 14,256
• Total earnings-E140-144	$ —
Other income	$ —
• Total income-E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

WELFARE

APPROVED

By [signature]

Date 6/25/72

APPROVED

Housing and Development Administration

Date By

• Date-B150-B By

IM 8-[illegible]

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/5/72 Signed Carmen Torres

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $500 must accompany application for credit examination. This fee is NOT refundable.

E-694 LEDER HOUSE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M&H No.-C13 30 105
Appl. No. D47
Bldg. No.-C6 10
Apt. No.-C11-13 2 B
No. of Rooms-B14-B5 3½
No. of Bedrooms-A26 1 BDRM

Name DOLORES AZNAR A22

Address 724 AMSTERDAM AVE, N.Y.N.Y. Zip code 10025

Check one: Rent ① Coop ② Home owner ③ Other ④ Explain L.L.-GETLEE REALTY CO. 349 E. 149TH ST. BRONX, N.Y. 10455

Phone: Home 866-1680 Business

No. of rooms-B24-25 2 No. of bedrooms-A26 1 BDRM Monthly rent or carrying charge-C27 29 $125

Years at present address-B30-31 If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M1 F2 Sex	Occupation
1. DOLORES AZNAR	Head	59	F	NONE (WELFARE)
2.				
3				
4				
5				
6				

100-14-0271

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A84 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	DISABILITY	1452	1452
	Soc. Serv. Asst Ctr.		

Total current other income 1452

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent-C123-124	$193.50
1.50+5.00 Gas & electricity	$6.50
• Total-C123-127	$200.00
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $14,400
• Total earnings-B140-144	$ —
Other income	$1,452
• Total income-B145-149	$1,452
Allowable deductions	$ —
Eligibility income	$1,452

~~195~~ 236
116.90
6.50
123.40

APPROVED

By

Date 5/20/72

APPROVED

Housing and Development Administration

Date- By

• Date-C150-152 By

• A117-

• Will have automobile-A118 yes ① no ② don't know ③

• Will want parking space-A119 yes ① no ② don't know ③

• Learned of development through-A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/24/72 Signed Dolores Aznar

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

E-695

Relocatee

APPLICATION

Send No Money

LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

MBH No. -C13- 20 WS
Appl. No. -D47-
Bldg. No. -C8-10-
Apt. No. -C11-13- 426 7LA
No. of Rooms -B16-19- 2½
No. of Bedrooms -A16- STUDIO

A22

Name Reinaldo Martinez

Address 139 W. 95 ST. NEW YORK CITY. Zip code E17 10 | 19 | 20 | 21 1 0 0 2 5

•A23 Check one: Rent ☑ Coop ⓒ Home owner ⓞ Other ⓞ Explain (H.F. Co. / Coop ?)

Phone: Home -/- / Business

No. of rooms -B24-25- 1 No. of bedrooms -A26- 0 Monthly rent or carrying charge -C27-29- $70.00

Years at present address -B30-31- 2YR If former site resident, give site address -A32-

Persons to reside in apartment: No. of persons -A33- ONE

Name	Relationship to head		Age		Sex		Occupation	
1. REINALDO MARTINEZ	Head	A34	B35-36	23	A37	M	—	A38
2.		A39	B40-41		A42			A43
3.		A44	B45-46		A47			A48
4.		A49	B50-51		A52			A53
5.		A54	B55-56		A57			A58
6.		A59	B60-61		A62			A63

Sources of earnings of each person to reside in apartment:

Earnings (exclude self-employment) No. of persons employed -A64- 0

Name	Employer's name and address	Zip code					How long employed	Annual earnings: Current	Annual earnings: Estimated next year
		E65	66	67	68	69			
		E70	71	72	73	74			
		E75	76	77	78	79			

230
116.90
6.50
123.40

Total current annual earnings —— ——

Income other than earnings — Annual income

Name	Source	Current	Estimated next year
	welfare	1950	1950
	58 b/f 9 ch		

Total current other income 1950
Total current annual earnings
Total income from all sources 1950

DO NOT WRITE HERE

• Monthly rent -C122-124	196.50	$ 34.60
Gas & electricity	6.50	$ 1.40
• Total -C125-127	203.00	$ 36.00
• Security payment -C128-130		$
Income ratio		Maximum income
(5X) (7X)		$
• Total earnings -B140-144		$
Other income		$
• Total income -B145-149		$
Allowable deductions		$
Eligibility income		$

$3140.00
198

APPROVED

By [signature]
Date 5/5/70

APPROVED

Housing and Development Administration

Date By

Date By

• A117- Will have automobile -A118- yes ⓜ ____ no ⓕ ✓ don't know ⓤ ____

• Will want parking space -A119- yes ⓜ ____ no ⓕ ____ don't know ⓤ ____

• Learned of development through -A120- (please check one item)

Applicants or residents ☐ ⓐ Advertising ☐ ⓑ

Other ☐ ⓒ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or can
his application for an apartment, after it has be
approved by the Housing and Development Administr
tion of the City of New York, the rental agent wi
re-let such apartment for a fee of $50.00, it hei
understood and agreed that the renting agent will
collect and deduct the $50.00 fee from payments m
by the withdrawing applicant as a reasonable char
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to

LEADER HOUSE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MSH No.-C13 20 WS
Appl. No.-D47
Bldg. No.-C8-10
Apt. No.-C11-13 HA 19C
No. of Rooms-B14-15 2½ 3½
No. of Bedrooms-A16 STUDIO 1

Name Denne Smith
Address 9345 Broadway, Room 355 N.Y. 24, N.Y. Zip code
Check one: Rent ① Coop ② Home owner ③ Other ④ Explain
Phone: Home EN-2-6400 Ext: 353 Business Work 212 - 564-3140
No. of rooms-B24-25 1 No. of bedrooms-A26 Monthly rent or carrying charge-C27-29 $105
Years at present address-B30-31 5 If former site resident, give site address-A32
Persons to reside in apartment: No. of persons-A33 2

Name	Relationship to head	Age	M1 F2 Sex	Occupation
104-40-3932 1. Denne Smith	Head	43	F	Dress Maker
055-48-3504 2. Denne Smith (Mother)		70	F	NONE
3.				
4.				
5.				
6.				

Sources of income of each person to reside in apartment:
Earnings (include self-employment) No. of persons employed-A44 1

Name	Employer's name and address	Zip code	How long employed	Annual earnings 1971 Current	Annual earnings Estimated next year 197
336 DENNE SMITH	Sunnydale INC. 1350 Broadway New-York 10018 N.Y.		6 years	5720	5720
142.40				56.36	57.20
9.10					
151.50					
196					
728-					

Total current annual earnings 5720

Income other than earnings

Name	Source	Annual income 1971 Current	Estimated next year 197
JEANNETTE	SOCIAL SERVICES	1842	1842
DENNE	INTEREST	33	33

Total current other income 1875
Total current annual earnings 5720
Total income from all sources 7595

DO NOT WRITE HERE

• Monthly rent-C122-124	175.90	~~174.50~~
Gas & electricity	~~9.10~~	~~6.00~~
• Total-C125-127	185.00	~~180.00~~
• Security payment-C128-130		100-
Income ratio (6X) (7X)	7,530	Maximum income ~~14,472~~
• Total earnings-B140-144		5,720
Other income		1,875
• Total income-B145-149		7,595
Allowable deductions		—
Eligibility income		7,595

APPROVED
By Denne Smith
Date 6/15/72

APPROVED
Housing and Development Administration
Date / / By
• Date-D130-133 / / By

IM 8161S2(6&3) ~~4/66~~

• A117-
• Will have automobile-A118 yes ① ____ no ② V don't know ③ ____
• Will want parking space-A119 yes ① ____ no ② V don't know ③ ____
• Learned of development through-A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain Aplicant at 733
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121-Interested in swimming pool, yes ____ no V
If veteran or veteran's widow: Length of Service after August 5, 1968
Date and Type of Discharge:
References – Name and address
Bank: Bankers trust Company
Credit (103) Vera Furniture Bway — Busby at 3

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6-25-1972 Signed Denne Smith

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany

E693 ROOMING HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M&H No. -C13 I-MS
Appl. No. -D4-7
Bldg. No. -C8-10
Apt. No. -C11-13 2-D
No. of Rooms -B14-15
No. of Bedrooms -A16 STUDIO

Agent:
Hampton Management Co.
Address:
2500 Johnson Avenue
Riverdale, N.Y.10463
Telephone:

Name CORALEE WATSON

Address 119 WEST 117 St. Apt 3-B Zip code E17 10031 6

Check one: Rent ① X Coop ② ☐ Home owner ③ ☐ Other ④ ☐ Explain ROOMING HOUSE

Phone: Home 666-4162 Business

No. of rooms -B24-25 1 No. of bedrooms -A26 — Monthly rent or carrying charge -C27-29 $ 80.00

Years at present address -B30-31 10 YRS If former site resident, give site address -A32

Persons to reside in apartment: No. of persons -A33 1

Name	Relationship to head	Age	M1 F2 Sex	Occupation
1. CORA L WATSON	Head A34	B35-36 55	A37 F	WELFARE A38
2.	A39	B40-41	A42	A43
3.	A44	B45-46	A47	A48
4.	A49	B50-51	A52	A53
5.	A54	B55-56	A57	A58
6.	A59	B60-61	A62	A63

105-22-3028

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
	NONE	E70 71 72 73 74			
		E75 76 77 78 79			

236
114.90
6.50
125.40

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
CORA L WATSON	WELFARE	$2,088.	

Total current other income $2,088.00

Total current annual earnings —

Total income from all sources —

193-

DO NOT WRITE HERE

		Maximum income
• Monthly rent -C122-124	$ 191.50	
Gas & electricity	$ 6.50	
• Total -C125-127	$ 198 —	
• Security payment -C128-130	$ —	
Income ratio (6X) (7X)		$ 14756
• Total earnings -E140-144	$ —	
Other income	$ —	
• Total income -E145-149	$ —	
Allowable deductions	$ —	
Eligibility income	$ —	

APPROVED
By
Date 6/2/72

APPROVED
Housing and Development Administration
Date By
• Date -D126-28 By

• A117-
• Will have automobile -A118 yes ① ____ no ② ✓ don't know ③ ____
• Will want parking space -A119 yes ① ____ no ② ✓ don't know ③ ____
• Learned of development through -A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ②
Other ☐ ③ Explain
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes ____ no ____
If veteran or veteran's widow: Length of Service after August 5, 1964 ____;
Date and Type of Discharge:
References — Name and address
Bank:
Credit: BUSH'S JEWELRY - 28 W 125 St.

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/2/72 Signed Coralee Watson

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

E-678 Send No Money

Rental Agent:
Hampton Management Co.
Address:
2500 Johnson Avenue
Riverdale, N.Y.10463
Telephone:

LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No.-C13 70 WS
Appl. No.-C47
Bldg. No.-C9-10
Apt. No.-C11-12 3D 2F
No. of Rooms-B14-15
No. of Bedrooms-A16 Studio

Name RESSIE CRAIG

Address 627 Amsterdam Ave apt 5N Zip code 10024

Check one: Rent ⓪ X Coop ① Home owner ② Other ③ Explain

Phone: Home Business

No. of rooms-B24-25 5 No. of bedrooms-A26 3 Monthly rent or carrying charge-C27-29 $ 57.00

Years at present address-B30-31 3 If former site resident, give site address-A27 54 W 91 ST St

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M1 F2 Sex	Occupation
1. Ressie Craig	Head	A34 B35-36 44	A37 F	A38 homemaker none
2.		A39 B40-41	A42	A43
3.		A44 B45-46	A47	A48
4.		A49 B50-51	A52	A53
5.		A54 B55-56	A57	A58
6.		A59 B60-61	A62	A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code E65 66 67 68 69 / E70 71 72 73 74 / E75 76 77 78 79	How long employed	Annual earnings Current	Annual earnings Estimated next year

Total current annual earnings 0

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
0			

Total current other income 0

Total current annual earnings 0

Total income from all sources public assistance MAPA-HR 1359089 I

DO NOT WRITE HERE

• Monthly rent-C122-124	$ 191.50
Gas & electricity	$ 6.50
• Total-C125-127	$ 198.00
• Security payment-C128-130	$ —
Income ratio	Maximum income
(6X) (7X)	$
• Total earnings-B140-144	$ —
Other income	$ —
• Total income-B145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By

Date 5/5/72

APPROVED

Housing and Development Administration

Date By

• Date-B150-152 By

IM 815152(68)

• A117-
• Will have automobile-A118 yes ⓪ no ① X don't know ②
• Will want parking space-A119 yes ⓪ no ① X don't know ②
• Learned of development through-A120 (please check one item)
Applicants or residents ☐ ⓪ Advertising ☐ ①
Other ☐ ② Explain WSUR

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes ____ no X

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank: Father James Huswelter, St. Matthews & St Timothy

Credit: Church 26 W 84th St.

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/20/72 Signed Ressie Craig

E-699

Franklin Houses

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No.-C13 20 WS
Appl. No.-D67
Bldg. No.-C8.10
Apt. No.-C11.12 6D 2½
No. of rooms-B16.23 0
No. of bedrooms-A26

A22

Name Willis Buskey

Address 20 E. 117 St. #2C Zip code 10035

•A23 Check one: Rent ② Coop ① Home owner ① Other ① Explain Rooming house - pd by D.S.

Phone: Home Mother: 873-8455 Business

No. of rooms-B24-25 1 No. of bedrooms-A26 Monthly rent or carrying charge-C27-29

Years at present address-B30-31 If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

	Name	Relationship to head	Age	MI F2 Sex	Occupation
1.	Willis	Head A34 / A35	B35-36 / B40-41 22	A37 / A42 M	Training Prg w/HEW Partially blind
2.		A44	B45-46	A47	
3.		A48	B50-51	A52	
4.		A54	B55-56	A57	
5.		A59	B60-61	A62	
6.					

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E73 76 77 78 79			

Total current annual earnings

Annuity income 97 1/19 72

Income other than earnings

Name	Source	Current	Estimated next year
Willis	Welfare		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent-C122-12	$ 192.50
1.50 +5.00 Gas & electricity	$ 6.50
• Total-C123-12	$ 199—
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 14,328
• Total earnings-E140-144	$ —
Other income	$ —
• Total income-E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

194—

WELFARE

APPROVED

By Jane Ellis

Date 6/8/72

APPROVED

Housing and Development Administration

Date By

• Date-B150-153 By

• A117-

• Will have automobile-A118 yes ⓪ no ① ✓ don't know ②

• Will want parking space-A119 yes ⓪ no ① ✓ don't know ②

• Learned of development through-A120 (please check one item)

Applicants or residents ☐ ⓪ Advertising ☐ ①

Other ☐ ⓪ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in anyway bind the Housing Company to reserve or assign an apartment to me.

Date 6/3/72 Signed Willis Buskey

E-700

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family)
Georgia Branker Apt. No. 7D

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband
Wife
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	3. Welfare	Other
1. Georgia Branker	57		Husband or Head	132-09-4085		2534				5400	
2.											
3.											
4.											
5.											
6.											
7.											
TOTAL ▲						2534				514	

8. No. in Hsehld. ▲ 1 9. No. of Minors (Under 21) ▲ —
10. No. of Dependents (Exclude spouse) ▲ —
11. Number of Handicapped ▲ —
12. Total Family Income $ 3128.40
(a) Less Earn. of Minors ▲ $ —
(b) Total Adult Income ▲ $ 3128.40
13. Less Unusual Income (See Instr. 5) ▲ $ —
(a) 5% of Total Income $ 156.42
(b) Other $ —
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $ 2971.98
15. Less Number of Minors (F-9 — x $300) $ —
16. Certified Adjusted Family Income $ 2972
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $ 247.67

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ 3128.40

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ 114.00
2. Fair Market Rental for Unit at Regular Rate ▲ $ —
3. 25% of Certified Monthly Income (F-17) $ 61.92
4. Tenants Monthly Rental Payment ▲ $ 114.00
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) ▲ $ —

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date Jan. 6, 1973 Signatures Georgia Branker
(Husband) (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☑ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 7D
(Apt. No. or Address)
by making a payment of $ — per month which is ☒ no change or an ☐ increase ☐ decrease of $ —
from the amount of the previous monthly payment.

Date — Signature —
(Housing Owner or Manager)

E-701

LEAVER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York

LIMITED TO RESIDENTS OF NEW YORK STATE

M&H No.-C13 80 W
Appl. No.-D67
Bldg. No.-C618
Apt. No.-C11-13 1 D
No. of Rooms-B1&13 1
No. of Bedrooms-A36 Studio

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y. 10463

Telephone:

Name Rodriguez, Dolores

Address 411 W. 91st St. #1B Zip code

A22 Check one: Rent Coop ① Home owner ① Other ① Explain

Phone: Home 724-6430 Business

No. of rooms-B24 Studio No. of bedrooms-A26 Monthly rent or carrying charge-C27-29 $52.00

Years at present address-B30-31 4yrs if former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M/F Sex	Occupation
1. Dolores	Head	A34 B35-36 64	A37 F	Social Security
2.		A39 B40-41	A42	welfare
3.		A44 B45-46	A47	
4.		A49 B50-51	A52	
5.		A54 B55-56	A57	
6.		A59 B60-61	A62	

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings 19 Current	Estimated next year
Dolores	NONE	E65 66 67 68 69		1679	
	WELFARE	E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income 19 Current	Estimated next year
	Soc. Sec.	1185	1185
	Soc. Services		

Total current other income 1185

Total current annual earnings

Total income from all sources 1185

DO NOT WRITE HERE

• Monthly rent A122-124	$ 193.50	
1.50 + 5.00 Gas & electricity	$ 6.50	
• Total A125-127	$ 700	
• Security payment-C128-130	$	
Income ratio (6X) (7X)	Maximum income $ 14,400	
• Total earnings-E140-144	$ 1185	

• A117-
• Will have automobile-A118 yes ① no ② don't know ③
• Will want parking space-A119 yes ① no ② don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain

E-702 11

Lenox Hill

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No. -C13 50 WS
Appl. No. -D47
Bldg. No. -C8-10
Apt. No. -C11-13 11D
No. of Rooms -B14-15
No. of Bedrooms -A16
A22 STU

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name Thomas White

Address 520 W. 51 St. N.Y. #5FW Zip code E17 10019 E18 E19 E20 E21

• A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain Waiter Hilton Hotel

Phone: Home 265-7762 Business N.Y. Times

No. of rooms -B24-25 1 No. of bedrooms -A26 2 Monthly rent or carrying charge -C27-29 $232

Years at present address -B30-31 2½ If former site resident, give site address -A32

Persons to reside in apartment: No. of persons -A33 1

Name	Relationship to head		Age		M1 F2 Sex		Occupation	
1. Thomas White	Head	A34	B35-36	37	A37	1	Retired	A38
2.		A39	B40-41		A42			A43
3.		A44	B45-46		A47			A48
4.		A49	B50-51		A52			A53
5.		A54	B55-56		A57			A58
6.		A59	B60-61		A62			A63

135-13-9753

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	Pvt. / Social Sec.	1707	1707

Total current other income

Total current annual earnings

Total income from all sources 1707

DO NOT WRITE HERE

• Monthly rent -C122-124	$ 194.50	
Gas & electricity	$ 6.50	
• Total -C125-127	$ 201.00	
• Security payment -C128-130	$ —	
Income ratio	Maximum income	
(6X)	$ 14,472	
(7X)	$ —	
• Total earnings -E140-144	$ —	
Other income	$ —	

1st 236
116.90
6.50
123.40

• A117-
• Will have automobile -A118 yes ① no ② don't know ③
• Will want parking space -A119 yes ① no ② don't know ③
• Learned of development through -A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio

E-703

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) Nelson Colon Apt. No. 28D

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband — Unemployed Cy Sandlot Trucking Inc
Wife — 132 E 55th St Tel 724-5500 NY, NY 10019
Other — Hired January 15, 1973

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

	NAME	Age	Sex	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	4. Welfare	Other
1.	Nelson Colon	22	M	Husband or Head	113-42-2564						1440.00 monthly	
2.												
3.												
4.												
5.												
6.												
7.												

8. No. in Hsehld. ▲ 1 9. No. of Minors (Under 21) ▲ ____ TOTAL ▲
10. No. of Dependents (Exclude spouse) - ▲ ____
11. Number of Handicapped - ▲ 1
12. Total Family Income - $ ____
(a) Less Earn. of Minors - ▲ $ ____
(b) Total Adult Income - ▲ $ ____
13. Less Unusual Income (See Instr. 5) ▲ $ ____
(a) 5% of Total Income - $ ____
(b) Other - $ ____
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $ ____
15. Less Number of Minors (F-9 ___ x $300) - $ ____
16. Certified Adjusted Family Income - $ ____
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $ ____

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☑ Monthly ☒ Annual ▲ $ 2,332.00

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ ____
2. Fair Market Rental for Unit at Regular Rate - ▲ $ ____
3. 25% of Certified Monthly Income (F-17) - $ ____
4. Tenants Monthly Rental Payment - ▲ $ 118.40
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - ▲ $ ____

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 11/10/73 Signatures Nelson Colon (Husband) (Wife)

E-704

Leader House

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No.-C13 20 NS
Appl. No.-D47
Bldg. No.-C8-10
Apt. No.-C11-13 3E
No. of Rooms-B14-15 1½
No. of Bedrooms-A16 Studio

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name Carmen Ortiz

Address 414 West 59 ST. Zip code

A22

A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain

Phone: Home 799-0155 Business

No. of rooms-B24-25 3 No. of bedrooms-A26 1 Monthly rent or carrying charge-C27-29 100.00

Years at present address-B30-31 14 yrs 0 mos If former site resident, give site address-A32 E.U.O.

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M/F Sex	Occupation
1. Carmen Ortiz	Head	A34 B35-36	A37 F	none-H-W.
2.		A39 B40-41	A42	
3.		A44 B45-46	A47	
4.		A49 B50-51	A52	
5.		A54 B55-56	A57	
6.		A59 B60-61	A62	

084-14-3663

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
	WELFARE	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Carmen	Social Security	1300 m	1564
	P.S.S.I.	41,532	

Total current other income

Total current annual earnings

Total income from all sources 1564

DO NOT WRITE HERE

• Monthly rent-C122-124	$ 191.50
Gas & electricity	$ 1.50
• Total-C125-127	$ 193
• Security payment-C128-130	$
Income ratio (6X) (7X)	Maximum income $ 14,256
• Total earnings-E140-144	$
Other income	$ 1564

• A117-
• Will have automobile-A118 yes ① no ② ✓ don't know ③
• Will want parking space-A119 yes ① no ② ✓ don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ① Advertising ② Other ③ Explain West S. Urban Renewal Area

$36
116.90
6.50
123.40

193-

E-705 London House

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York

LIMITED TO RESIDENTS OF NEW YORK STATE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

M3H No.-C13 Fo WS
Appl. No.-D47
Bldg. No.-C8-10
Apt. No.-C11-13 6E
No. of Rooms-B14-15 1½ Studio
No. of Bedrooms-A16

A22

Name Fleeta May Bostic Jones

Address 410 W. 119th #606 Zip code 10027

•A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain Mr. Jackson

Phone Home 749-6068 Business none

No. of rooms-B24-25 5 No. of bedrooms-A26 One Monthly rent or carrying charge-C27-29 486.85

Years at present address-B30-31 7yr. If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

	Name	Relationship to head	Age	M1 F2 Sex	Occupation
246-20-5519	1. Fleeta May Bostic Jones	Head	A34 B35-36 / A39 B40-41 — 51	A37 / A42 — F	welfare
	2.		A44 B45-46	A47	
	3.		A49 B50-51	A52	
	4.		A54 B55-56	A57	
	5.		A59 B60-61	A62	
	6.				

Occupation: A38, A43, A48, A53, A58, A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
	/	E65 66 67 68 69 / E70 71 72 73 74 / E73 75 77 78 79	/	/	/

Total current annual earnings

Income other than earnings		Annual income	
Name	Source	Current	Estimated next year
	none		
	welfare		

Total current other income

Total current annual earnings

Total income from all sources

256
116.90
6.50
123.40

194-

DO NOT WRITE HERE

• Monthly rent-C122-124	$192.50
1.50 + 5.00 Gas & electricity	$ 6.50
• Total-C125-127	$ 199-
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 4,320
• Total earnings-E145-148	$ —
Other income	$ —

• A117-
• Will have automobile-A118 yes ① no ② don't know ③
• Will want parking space-A119 yes ① no ② don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ②
Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio

E-706 LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York

LIMITED TO RESIDENTS OF NEW YORK STATE

MSH No.-C13 Jr 105
Appl. No.-D47
Bldg. No.-C8-10
Apt. No.-C11-13 9 Enf 2
No. of Rooms-B14-15
No. of Bedrooms-A16 0

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y. 10463

Telephone:

Name Laura Stephens c/o → c/o Anne Bradley 3723 18th Ave
Address 624 W. 143rd Street N.Y. Zip code E17 18 19 20 21

•A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain Lives w/ friend

Phone: Home 271-2120 Business

No. of rooms -B24-25 No. of bedrooms -A26 Monthly rent or carrying charge -C27-29

Years at present address -B30-31 4 wks If former site resident, give site address -A32

Persons to reside in apartment: No. of persons -A33 1

Name	Relationship to head	Age	M1 F2 Sex	Occupation
264-28-9023 1. LAURA	Head	A34 B35-36 50	A37 F	welfare A38
2.		A39 B40-41	A42	A43
3.		A44 B45-46	A47	A48
4.		A49 B50-51	A52	A53
5.		A54 B55-56	A57	A58
6.		A59 B60-61	A62	A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	Soc. Services	—	845
(disability)	Soc. Security		

Total current other income 845

Total current annual earnings

Total income from all sources

•A117-
• Will have automobile -A118 yes ① no ② ✓ don't know ③
• Will want parking space -A119 yes ① no ② ✓ don't know ③
• Learned of development through -A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

DO NOT WRITE HERE

• Monthly rent -C122-124	$ 193.50
1.50 + 5.00 Gas & electricity	$ 6.50
• Total -C125-127	$ 200-
• Security payment -C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 14400
• Total earnings -E140-144	$
Other income	$ 845
	$ 845
• Total income -E145-149	$

236.
116.00
6.50
125.50
195-

E-707 LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M3H No.-C13 30 W

Appl. No.-D47

Bldg. No.-C6-10

Apt. No.-C11-13 10-E

No. of Rooms-B16-17 2½

No. of Bedrooms-A18 STUDIO

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name ELIZA LUCCA Nieves

Address 70 W 95th St. #12D Zip code 10025

A22

A23 Check one: Rent ① / Coop ② Home owner ③ Other ④ Explain Living w/ son

Phone: Home 222-9032 Business

No. of rooms-B24-25 No. of bedrooms-A26 2 Monthly rent or carrying charge-C27-29

Years at present address-B30-31 Emos. If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M1 F2 Sex	Occupation
1. ELIZA LUCCA	Head	A34 B35-36	A37 F	Welfare A38
2.		A39 B40-41	A42	A43
3.		A44 B45-46	A47	A48
4.		A49 B50-51	A52	A53
5.		A54 B55-56	A57	A58
6.		A59 B60-61	A62	A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
	NONE	E65 66 67 68 69 / E70 71 72 73 74 / E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
ELIZA LUCCA	Dept. Soc. Ser.	-	-

Total current other income -

Total current annual earnings -

Total income from all sources -

DO NOT WRITE HERE

• Monthly rent-C122-124 1.50+5.00	$193.50
Gas & electricity	$ 6.50
• Total-C125-127	$200.00
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $14,400
• Total earnings-B140-144	$ —
Other income	$ —

• A117-
• Will have automobile-A118 yes ① no ② ✓ don't know ③
• Will want parking space-A119 yes ① no ② ✓ don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain URBAN RENEWAL

If advertising is checked, please give the source such as name of newspaper, radio

236
116.90
6.50
123.40

195.00

1. WELFARE

E-106

Later - List A

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M&H No.-C13 20 WS
Appl. No.-D47
Bldg. No.-C8-10
Apt. No.-C11-13 16-F
No. of Rooms-B14-15 2 1/2
No. of Bedrooms-A16 0

al Agent:
Hampton Management Co.

ddress:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Name Andrea Lopez

Address 319 W. 94th St. Ln-443 Zip code

A22 E17 | 18 | 19 | 20 | 21

A23 Check one: Rent C ✓ Coop ② Home owner ③ Other ④ Explain St. Louis Hotel - 219-19

Phone: Home Business

No. of rooms-B24-25 1 No. of bedrooms-A26 1 Monthly rent or carrying charge-C27-29 156

Years at present address-B30-31 1½ If former site resident, give site address-A32

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head	Age	M/F Sex	Occupation
1. Andrea Lopez	Head	A34 B35-36 56	A37 F	Shipping assistant - Part time 3 days 31
2.		A39 B40-41	A42	
3.		A44 B45-46	A47	
4.		A49 B50-51	A52	
5.		A54 B55-56	A57	
6.		A59 B60-61	A62	

Sources of income of each person to reside in apartment:

Earnings (Include self-employment) No. of persons employed-A66 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	Soc. Sec.		

Total current other income

Total current annual earnings

Total income from all sources

- A117-
- Will have automobile-A118 yes ① no ② ✓ don't know ③
- Will want parking space-A119 yes ① no ② ✓ don't know ③
- Learned of development through-A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

236
116.40
650
1233.40

DO NOT WRITE HERE

- Monthly rent-C122-124 $ 156.50
- 150 5.00 Gas & electricity $ 6.50
- Total-C125-127 $ 203.00
- Security payment-C128-130 $ —

Income ratio (6X) (7X) Maximum income $ 14,616

195.50

Agent: Hampton Management Co.

Address: 2500 Johnson Avenue, Riverdale, N.Y.10463

Telephone:

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York

LIMITED TO RESIDENTS OF NEW YORK STATE

Appl. No. [illegible] Bldg. No. -C2 12: 1 2 3 4 5 6 7 8 9 10 11 12 13 30 E 30 E

Apt. No. -C1 13: 3 E

No. of Rooms -B14 13: 2 1/2

No. of Bedrooms -A16: Studio

A22

Name: Paul Richardson

Address: 610 E. 5th Street #3

Zip code: 17 18 19 20 21 10009

•A23 Check one: Rent ① ☑ Coop ② ☐ Home owner ③ ☐ Other ④ ☐ Explain: Mine Chas (Landlord)

Phone: Home 674-3508 Business none

No. of rooms -B24-25: 3 No. of bedrooms -A25: one Monthly rent or carrying charge -C27-29: $165.00

Years at present address -A30-31: 6mo. If former site resident, give site address -A32: 73 W. 84th St.

Persons to reside in apartment: No. of persons -A33: one

	Name	Relationship to head	Age	M1 F2 Sex	Occupation
1.	Paul	Head	A34 B35-36: 26 B40-41	A37 M A42	welfare
2.			A39 B45-46	A42 A47	
3.			A44 B50-51	A47 A52	
4.			A49 B55-56	A52 A57	
5.			A54 B60-61	A57 A62	
6.			A59	A62	

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64: None

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
/	/	E65 66 67 68 69 / E70 71 72 73 74 / E75 76 77 78 79	/	/	/

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
	welfare		

Total current other income

Total current annual earnings

Total income from all sources

236
116 90
650
125.60

203-

DO NOT WRITE HERE

• Monthly rent -C122-124	$	201.50 / 6.50
Gas & electricity	$	203-
• Total -C123-127	$	
• Security payment -C128-130	$	
Income ratio (6X) (7X)	Maximum income $	14,616
• Total earnings -B140-144	$	
Other income	$	
• Total income -B145-149	$	
	$	

•A117-

• Will have automobile -A118 yes ① ____ no ② ✓ don't know ③ ____

• Will want parking space -A119 yes ① ____ no ② ✓ don't know ③ ____

• Learned of development through -A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ② West Side Urban Renewal

Other ☐ ③ Explain Relocation

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes ____ no ____

Length of Service after August 5, 1964

E-710

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family)
PETER BORGES Apt. No. 20E

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband
Wife
Other (student) (134 West 51st St NYC NYC 10020) Borough of Manhattan Community College (CUN

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	3. Welfare	√ A Other
1. Peter Borges			Husband or Head	113-42-5742							
2.											
3.											
4.											
5.											
6.											
7.											
TOTAL ▲										3120.40	

8. No. in Hsehld. ▲ 1 9. No. of Minors (Under 21) ▲ N/A
10. No. of Dependents (Exclude spouse) - ▲ N/A
11. Number of Handicapped - ▲ N/A
12. Total Family Income - - - - ▲ $ 3791.20
(a) Less Earn. of Minors - ▲ $ N/A
(b) Total Adult Income - - - - - - - - - ▲ $ 3791.20
13. Less Unusual Income (See Instr. 5) ▲ $
(a) 5% of Total Income - - $ 133.56
(b) Other - - - - - - - - - - - $ N/A
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $ 3657.64
15. Less Number of Minors (F-9 __ x $300) - - - - - - - $ N/A
16. Certified Adjusted Family Income - - - - - - - - - - 3657.64
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $ 304.81

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ 2671.20

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ 118.40
2. Fair Market Rental for Unit at Regular Rate - - ▲ $
3. 25% of Certified Monthly Income (F-17) - - - - - - $ 52.87
4. Tenants Monthly Rental Payment - - - - - - - - ▲ $ 118.40
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - - - - - - ▲ $

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 11/07/73 Signatures ✓ Peter Borges (Husband) ✓ (Wife)

E-711

PLAINTIFF'S EXHIBIT 62 - LEADER HOUSE APPLICATIONS

FHA FORM NO 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) [illegible] Apt. No. 12B

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband
Wife
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

	NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	4. Welfare	Other
1.				Husband or Head			$3.00				167.75	
2.												
3.												
4.												
5.												
6.												
7.												

8. No. in Hsehld. ▲ 1 9. No. of Minors (Under 21) ▲ TOTAL ▲

10. No. of Dependents (Exclude spouse) - - ▲
11. Number of Handicapped - - - - - - - - - - ▲
12. Total Family Income - - - - $
(a) Less Earn. of Minors - ▲ $
(b) Total Adult Income - - - - - - - - - - ▲ $
13. Less Unusual Income (See Instr. 5) ▲ $
(a) 5% of Total Income - - - $
(b) Other - - - - - - - - - - - $
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $
15. Less Number of Minors (F-9 ___ x $300) - - - - - - - - $
16. Certified Adjusted Family Income - - - - - - - - - - $
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ 2010

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ 14.00
2. Fair Market Rental for Unit at Regular Rate - - ▲ $
3. 25% of Certified Monthly Income (F-17) - - - - - - $ 41.75
4. Tenants Monthly Rental Payment - - - - - - - - ▲ $ 175.
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - - - - - - ▲ $ 117.50 per 77.4

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

[illegible] Caroline Yo

E-712 LEADER HOUSE

To WS

Management Co.

Johnson Avenue
.dale, N.Y.10463

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No.-C13 ____
Appl. No.-D47 ____
Bldg. No.-C8-10 ____
Apt. No.-C11-13 10B
No. of Rooms-B14-15 3½
No. of Bedrooms-A16 ____

A32

e:
Name Anna H. Soto

Address 3W. 102 #5E Zip code 10025

A33
Check one: Rent ☑ Coop ☐ Home owner ☐ Other ☐ Explain living with Mother

Phone: Home 875-0825 Business none

No. of rooms-B34-35 5 No. of bedrooms-A26 2 Monthly rent or carrying charge-C27-29 $114.00

Years at present address-B36-37 14yrs If former site resident, give site address-A32 3W. 102 #5E

Persons to reside in apartment: No. of persons-A-33 2

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
1. Anna Soto	Head	A34	B33-38	A37 1	welfare	A38
2. Marlene Soto	Daughter	A39	B40-41	A42 2		A43
3.		A44	B45-46	A47		A48
4.		A49	B50-51	A52		A53
5.		A54	B55-56	A57		A58
6.		A59	B60-61	A62		A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings ____

Income other than earnings		Annual income	
Name	Source	Current	Estimated next year
	welfare		

Total current other income ____

Total current annual earnings ____

Total income from all sources ____

• A117-
• Will have automobile-A118 yes ☐ no ☑ don't know ☐
• Will want parking space-A119 yes ☐ no ☑ don't know ☐
• Learned of development through-A120 (please check one item)
Applicants or residents ☐ Advertising ☐
Other ☐ Explain West Side tenant

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail ____

DO NOT WRITE HERE

• Monthly rent-C122-124	$	271.90
≈ 10 + 7.20 Gas & electricity	$	9.10
• Total-C125-127	$	281.00
• Security payment-C128-130	$	—
Income ratio (6X) (7X)	Maximum income $	20,232
• Total earnings-B140-144	$	—
Other income	$	—
	$	—

236
142.90
9.10
152.00

274-

E-713

FHA FORM NO 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) RACHEL CUOMO Apt. No. 76

E. EMPLOYMENT: ▲ 1. Occupation— NONE 2. Employer (Name and Address)— NONE

Husband
Wife
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

	NAME	Age ▲	Sex ▲	Family Relationship Husband or Head	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	3. Welfare	Other
1.												
2.	RACHEL CUOMO	43	F	HEAD	064-24-3531			✓			2200 MONTHLY	
3.												
4.												
5.												
6.												
7.					TOTAL ▲							

8. No. in Hsehld. ▲ 9. No. of Minors (Under 21) ▲
10. No. of Dependents (Exclude spouse) - - ▲
11. Number of Handicapped - - - - - - - - - ▲
12. Total Family Income - - - - $
(a) Less Earn. of Minors - ▲ $
(b) Total Adult Income - - - - - - - - - ▲ $
13. Less Unusual Income (See Instr. 5) ▲ $
(a) 5% of Total Income - - - $
(b) Other - - - - - - - - - - - $
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $
15. Less Number of Minors (F-9___ x $300) - - - - - - - $
16. Certified Adjusted Family Income - - - - - - - - - - $
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ 145 —
2. Fair Market Rental for Unit at Regular Rate - - ▲ $
3. 25% of Certified Monthly Income (F-17) - - - - - - $ 50.40
4. Tenants Monthly Rental Payment - - - - - - - - ▲ $ 145 —
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - - - - - - ▲ $

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 12/6/73 Signatures ✓ (Husband) Mrs. Rachel Cuomo (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

E-714

Form Approved
Budget Bureau No. 63R-1208

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address
Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)
Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) [illegible] Apt. No. 11A

E. EMPLOYMENT: ▲ 1. Occupation — 2. Employer (Name and Address)
Husband [illegible]
Wife [illegible]
Other [illegible]

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	▲ Welfare	Other
1. [illegible]	[illegible]	[illegible]	Husband or Head	[illegible]	—	—	—	—	—	—	$315.03
2. [illegible]	[illegible]	[illegible]	[illegible]	[illegible]							
3.											
4.											
5.											
6.											
7.											
TOTAL ▲					0	0	0	0	[illegible]	756.	$315.13

8. No. in Hsehld. ▲ 9. No. of Minors (Under 21) ▲
10. No. of Dependents (Exclude spouse) ▲ 1
11. Number of Handicapped ▲
12. Total Family Income $
(a) Less Earn. of Minors ▲ $
(b) Total Adult Income ▲ $
13. Less Unusual Income (See Instr. 5) ▲ $
(a) 5% of Total Income $
(b) Other $
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $
15. Less Number of Minors (F-9 ___ × $300) $
16. Certified Adjusted Family Income $
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $

IMPORTANT: Give the Total Current Family Income: $239. + $115.50 ½
☐ Weekly ☐ Monthly (X) Annual ÷ $

G. PAYMENT CALCULATIONS: (Annual?)
1. Basic Monthly Rental for Unit @ 1% $
2. Fair Market Rental for Unit at Regular Rate ▲ $
3. 25% of Certified Monthly Income (F-17) $
4. Tenants Monthly Rental Payment ▲ $ 145
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) ▲ $

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

(Income may vary - expected steady)

Date August 6th 1974 Signatures [illegible] (Husband) [illegible] (Wife) [illegible]

Section [illegible] United States Code makes it a Criminal Offense to make a willfully false statement or [illegible] matter within its jurisdiction.

S S

6.

Sources of income of each person to reside in apartment:

• Security pay- ment - A116 - 00 $ —

Income ratio (6X) (7X)

Maximum income $ 14,400

• Total earnings - A140-144 $ —

Other income $ 1185

• Total income - A145-149 $ 1185

Allowable deductions $ —

Eligibility income $ 1,185

APPROVED

By

Date 6/18/70

APPROVED

Housing and Development Administration

Date By

• [illegible] By

[illegible]

No. of persons employed - A44 0

Total current annual earnings

Total income from all sources 1185

• A117 -

• Will have automobile - A118 yes ① ____ no ② ____ don't know ③ ____

• Will want parking space - A119 yes ① ____ no ② ____ don't know ③ ____

• Learned of development through - A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail.

• A121 - Intererted in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or canc his application for an apartment, after it has bee approved by the Housing and Development Administra tion of the City of New York, the rental agent wi re-let such apartment for a fee of $50.00, it bein understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments ma by the withdrawing applicant as a reasonable charg for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/17/70 Signed

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $3.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a [illegible] Section 180.66"

Earnings (include self-employment) No. of persons employed—A64 [illegible]

	How long	Annual earnings Estimated
Total income from all sources		

116.40
6.50
123,480

ment—C128-138 $

Income ratio (6X) (7X)

Maximum income $ 14,472

• Total earnings—E140-144 $

Other income $

• Total income—E145-149 $

Allowable deductions $

Eligibility income $

APPROVED

By

Date 5/22/72

APPROVED

Housing and Development Administration

Date By

• Date By

• A117–

• Will have automobile—A118 yes ① no ② don't know ③

• Will want parking space—A119 yes ① no ② don't know ③

• Learned of development through—A120 (please check one item)

Applicants or residents ☐ 1 Advertising ☐ 3

Other ☐ 4 Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121– Interested in swimming pool: yes no

If veteran or veteran's widow: Length of Service after August 5, 1964 ;

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or canc
his application for an apartment, after it has bee
approved by the Housing and Development Administra
tion of the City of New York, the rental agent wil
re-let such apartment for a fee of $50.00, it bein
understood and agreed that the renting agent will
collect and deduct the $50.00 fee from payments ma
by the withdrawing applicant as a reasonable charg
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/10/72 Signed

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 130 55"

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -Add 0 | | | Annual earnings

16. Certified Adjusted Family Income - - - - - - - - - - $

17. Certified Adjusted Monthly Income *(F-16 ÷ 12)* ▲ $

H. CERTIFICATION:

I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 11/10/73 Signatures [signature] (Husband) [signature] (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:

The above information has been reviewed and the applicant ☑ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated [illegible] *(Apt. No. or Address)*

by making a payment of $ 112.00 per month which is ☑ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date [illegible] Signature _____ *(Housing Owner or Manager)*

Employer's name	How long	Annual earnings Estimated

• Security payment—C128-130 $ —

Income ratio (6X) (7X)

Maximum income $ 4,256

• Total earnings—E140-144 $ —

Other income $ 1564

• Total income—E145-149 $ 1564

Allowable deductions $ —

Eligibility income $ 1564

APPROVED

By Jane Davis

Date 6/9/72

APPROVED

Housing and Development Administration

Date By

• Date—C [illegible] By

[illegible]

Total income from all sources 1564

• A117—

• Will have automobile—A118 yes ⓪ no ① ✓ don't know ②

• Will want parking space—A119 yes ⓪ no ① ✓ don't know ②

• Learned of development through—A120 (please check one item)

Applicants or residents ☐ ... Advertising ☐ ②

Other ☐ ① Explain West S. Urban Renewal Area

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121—Interested in swimming pool. yes ⓪ no ①

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or canc his application for an apartment, after it has bee approved by the Housing and Development Administra tion of the City of New York, the rental agent wil re-let such apartment for a fee of $50.00, it bein understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments ma by the withdrawing applicant as a reasonable charg for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5-12-72 Signed Carmen Ortiz

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180-55"

5.

A59 | 860-61 | A62 | A63

ment – C128-130 $_____

Income ratio | Maximum income

(6X) (7X) $14,375

• Total earnings – B146-148 $_____

Other income $_____

• Total income – B163-169 $_____

Allowable deductions $_____

Eligibility income $_____

WELFARE

APPROVED

By Jane Doe

Date 6/6/72

APPROVED

Housing and Development Administration

Date By

• Date – C 35-153 By

IM 8 6-32-643 copies

Total income from all sources

• A117–

• Will have automobile – A118 yes ① _____ no ② _____ don't know ③ _____

• Will want parking space – A119 yes ① _____ no ② _____ don't know ③ _____

• Learned of development through – A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain _____

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail _____

• A121– Interested in swimming pool. yes _____ no _____

If veteran or veteran's widow: Length of Service after August 5, 1964 _____

Date and Type of Discharge: --- _____

References – Name and address

Bank: None

Credit: None

In the event the applicant should withdraw or canc his application for an apartment, after it has bee approved by the Housing and Development Administra tion of the City of New York, the rental agent wil re-let such apartment for a fee of $50.00, it bein understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments ma by the withdrawing applicant as a reasonable charg for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 1/6/72 Signed Plaintiff Testimonee Gostic Jones

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed –A66 0

Income ratio	Maximum income
(6X) (7X)	$ 4400
• Total earnings –E140-144	$ —
Other income	$ 845
• Total income –E145-149	$ 845
Allowable deductions	$ —
Eligibility income	$ 845

APPROVED

By Laura Hayden

Date 6/17/72

APPROVED

Housing and Development Administration

Date By

• Date –D [illegible] By

IM 3[illegible]

• A117–

• Will have automobile –A338 yes ① no ② ✓ don't know ③

• Will want parking space –A339 yes ① no ② ✓ don't know ③

• Learned of development through –A120 (please check one item)

Applicants ex residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121– Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____;

Date and Type of Discharge: ____

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/7/72 Signed Laura Hayden

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application

Check or money order in the amount of $500 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

5.

A59 | 860-61 | A62

ment – C128-130 $ —

Income ratio | Maximum income

(6X) (7X) $ 14,400

• Total earnings – B140-144 $ —

Other income $ —

WELFARE

• Total income – B145-149 $ —

Allowable deductions $ —

Eligibility income $ —

APPROVED

By Jane Blume

Date 6/17/72

APPROVED

Housing and Development Administration

Date ___ By ___

• Date – D150-152 By ___

1M 8161S2(56)

Total income from all sources ___

• A117 –

• Will have automobile – A118 yes ___ no ✓ don't know ___

• Will want parking space – A119 yes ___ no ✓ don't know ___

• Learned of development through – A120 (please check one item)

Applicants or residents ☐ Advertising ☐

Other ☐ Explain URBAN RENEWAL

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail ___

• A121 – Interested in swimming pool. yes ___ no ___

If veteran or veteran's widow: Length of Service after August 5, 1964 ___

Date and Type of Discharge: ___

References – Name and address

Bank: NONE

Credit: NONE

In the event the applicant should withdraw or cance his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments mad by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6-12-72 Signed X Elena Lucas

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

Earnings (Include self-employment) Nature of business

Employer's name	Trade	How long employed	Annual earnings: Current	Annual earnings: Estimated next year

Total current other income

Total current annual earnings

Total income from all sources

- A117–
- Will have automobile–A118 yes ① ____ no ② ✓ don't know ③ ____
- Will want parking space–A119 yes ① ____ no ② ✓ don't know ③ ____
- Learned of development through–A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121– Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____;

Date and Type of Discharge: ____

References — Name and address

Bank: ____

Credit: ____

In the event the applicant should withdraw or canc
his application for an apartment, after it has bee
approved by the Housing and Development Administra
tion of the City of New York, the rental agent wil
re-let such apartment for a fee of $50.00, it bein
understood and agreed that the renting agent will
collect and deduct the $50.00 fee from payments ma
by the withdrawing applicant as a reasonable charg
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/23 Signed Andres Rafael

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

[illegible] application or acceptance of any other payment by any sales or rental

175.5

- Total–C125-127 $203.00
- Security payment–C128-130 $ —

Income ratio: (6X) (7X) Maximum income $ 14616

- Total earnings–E140-144 $ —

Other income $ —

- Total income–E145-149 $ —

Allowable deductions $ —

Eligibility income $ —

WELFARE

APPROVED

by [signature]

Date 10/2/72

APPROVED

Housing and Development Administration

Date ____ By ____

- Date–[illegible] By ____

[illegible]

	A59	B60-61	A62		A63
6.					

Income rate

(6X) (7X) $ 14,616

- Total earnings—B140-144 $ —
- Other income $ —
- Total income—B145-149 $ —
- Allowable deductions $ —
- Eligibility income $ —

APPROVED

By James O'Brien

Date 6/2/72

APPROVED

Housing and Development Administration

Date By

- Date—C [illegible] By

[illegible]

- Will want parking space—A117 yes
- Learned of development through—A120 (please check one item)

Applicants or residents ☐ Advertising ☐ ⑧

Other ☐ ⑨ Explain Relocation West Side Urban R

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121—Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____

Date and Type of Discharge: ____

References—Name and address

Bank: ~~[illegible]~~ Amlgamated BK. N.Y. Cen. Sq

Credit: None

In the event the applicant should withdraw or canc
his application for an apartment, after it has bee
approved by the Housing and Development Administra
tion of the City of New York, the rental agent wil
re-let such apartment for a fee of $50.00, it bein
understood and agreed that the renting agent will
collect and deduct the $50.00 fee from payments ma
by the withdrawing applicant as a reasonable charg
for the reletting of the apartment.

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Date 5/15/72 Signed Paul S Richardson

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $500 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 120 55"

Sources of income of each person to reside in apartment:

15. Less Number of Minors (-) [illegible] No. of persons employed - Adj. 0
16. Certified Adjusted Family Income
17. Certified Adjusted Monthly Income (F-16 ÷ 12) Adj. [illegible]

K. CERTIFICATION:

I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 11/07/73 Signatures Peter Borgy (Husband) (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a wilfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:

The above information has been reviewed and the applicant [X] is [ ] is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated [illegible] (Apt. No. or Address)

by making a payment of $ N/A per month which is [X] no change or an [ ] increase [ ] decrease of $ _____ from the amount of the previous monthly payment.

Date _____ Signature _____ (Housing Owner or Manager)

[illegible]

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed - Adt ____ 0

Annual earnings

14. Adj. Annual Income of Adults (F-12(b) minus F-13) - - -

6.

Sources of income of each person to reside in apartment: None

Income ratio (6X)	(7X)	Maximum income
		$ 10,232
• Total earnings—A148-144		$ —
Other income		$ —
• Total income—A145-149		$ —
Allowable deductions		$ —
Eligibility income		$ —

APPROVED

By Anne Soto

Date 5/23/72

APPROVED

Housing and Development Administration

Date By

• Date—A136-152 By

• A117—

• Will have automobile—A118 yes ○ ____ no ○ ✓ don't know ○ ____

• Will want parking space—A119 yes ○ ____ no ○ ✓ don't know ○ ____

• Learned of development through—A120 (please check one item)

Applicants or residents ☐ ○ Advertising ☐ ○

Other ☐ ○ Explain West Side tenant

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail ____

• A121 - Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____

Date and Type of Discharge: ____

References — Name and address

Bank: None

Credit: None

In the event the applicant should withdraw or canc his application for an apartment, after it has bee approved by the Housing and Development Administra tion of the City of New York, the rental agent wil re-let such apartment for a fee of $50.00, it bein understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments ma by the withdrawing applicant as a reasonable charg for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5/15/72 Signed Anne Soto

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180-55"

5.

6.

A59	860-61	A62

H. CERTIFICATION:

I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 12/6/73 Signatures ✓ (Husband) ✓ Miss Rachel Cuom (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:

The above information has been reviewed and the applicant [X] is [ ] is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 7B (Apt. No. or Address)

by making a payment of $ 121.- per month which is [X] no change or an [ ] increase [ ] decrease of $ _____ from the amount of the previous monthly payment.

Date _____ Signature _____ (Housing Owner or Manager)

letter for welfare sent 11/12

3.											
4.	DAVID	10	M	Son	11						

16. Certified Adjusted Family Income

17. Certified Adjusted Monthly Income *(F-16 ÷ 12)* ▲ $ _____

H. CERTIFICATION:

I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquiries may be made to verify the statements herein. (Current rent amount reported Freddy)

✓Date 4 March 6th 1974 Signatures ✓ [signature] (Husband) ✓ [signature] (Other Member - Ex.

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a wilfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:

The above information has been reviewed and the applicant ☑ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 11K (Apt. No. or Address)

by making a payment of $ 145 — per month which is ☑ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date 2/21/74 Signature [signature] (Housing Owner or Manager)

Hampton Management Co.

Address: 2500 Johnson Avenue

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development

Appl. No.-C8-10 Bldg. No.-C8-10 196 Apt. No.-C11-13

104-46
2293
S S

2.		A44	B45-48	A47		A53	
3.		A49	B50-51	A52		A58	
4.		A54	B55-56	A57		A63	
5.		A59	B60-61	A62			
6.							

Sources of income of each person to reside in apartment:

F[illegible]s (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
None		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Arlene	Social Service	3,120	D

Total current other income

Total current annual earnings 3,120

Total income from all sources

A56
142.90
4.10
150.00

281.00

DO NOT WRITE HERE

• Monthly rent-C122-124	$ 245.90
62.10 +7.00 Gas & electricity	$ 9.10
• Total-C125-127	$ 255.00
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 20,736
• Total earnings-E140-144	$ —
Other income Welfare	$ —
• Total income-E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By [signature]

Date 5/13/72

APPROVED

Housing and Development Administration

Date By

Date-D150-152 By

• A117-

• Will have automobile-A118 yes ① no ② Y don't know ③

• Will want parking space-A119 yes ① no ② Y don't know ③

• Learned of development through-A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank: None.

Credit: None

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5/3/72 Signed Arlene Guthrie

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

Rental Agent:
Hampton Management Co.

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed

MBH No.-C13 ...

Appl. No.-D67 ...

4.		A49	B50-51	A52		A58
5.		A54	B55-56	A57		A63
6.		A59	B60-61	A62		

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 None

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
	WELFARE	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings ...

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
Mary Haley	Social Security & Welfare		

Total current other income $1144.00 per mo.

Total current annual earnings ...

Total income from all sources ...

DO NOT WRITE HERE

• Monthly rent—C122-124	$ 279.90
Gas & electricity	$ 9.10
• Total—C125-127	$ 289.00
• Security payment—C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 20,808
• Total earnings—E140-144	$ —
• Other income	$ —
• Total income—E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

289
236
142.00
9.10
15200

APPROVED

By ...

Date 5/20/72

APPROVED

Housing and Development Administration

Date ... By ...

• Date—C 30-33 By

ISM 8/69-32-58

• A117-

• Will have automobile—A118 yes ① ... no ② ... don't know ③ ...

• Will want parking space—A119 yes ① ... no ② ... don't know ③ ...

• Learned of development through—A120 (please check one item)

Applicants or residents ☐ ... Advertising ☐ ③

Other ☐ ④ Explain ...

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail ...

• A121—Interested in swimming pool. yes ... no ...

If veteran or veteran's widow: Length of Service after August 5, 1964 ...

Date and Type of Discharge: ...

References—Name and address

Bank: None

Credit: None

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 28 April 72 Signed Mary L. Haley

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

LEADER HOUSE

3.		A49	B50-51	A52		A53
4.		A54	B55-56	A57		A58
5.		A59	B60-61	A62		A63
6.						

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed –A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	Soc. Sec.		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

- Monthly rent –C122-124 $
- Gas & electricity $
- Total –C125-127 $
- Security payment –C128-130 $

Income ratio Maximum income

(6X) (7X) $

- Total earnings –E140-144 $

Other income $

- Total income –E145-149 $

Allowable deductions $

Eligibility income $

APPROVED

By

Date

APPROVED

Housing and Development Administration

Date By

- Date –B150-152 By

IM 8-1-62-(40)

- A117–
- Will have automobile –A118 yes ① no ② don't know ③
- Will want parking space –A119 yes ① no ② don't know ③
- Learned of development through –A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121– Interested in swimming pool. yes ① no ②

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References – Name and address

Bank:

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 7/11/72 Signed [signature]

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $500 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a

FEDERAL HOUSING ADMINISTRATION

▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND

C. Sponsor's Name, Address and Zip Code (Please Type)

4.

5.

6.

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
	NONE	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
	WELFARE		

Total current other income -

Total current annual earnings -

Total income from all sources -

- A117-
- Will have automobile -A118 yes ① no ② don't know ③
- Will want parking space -A119 yes ① no ② don't know ③
- Learned of development through -A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964 ;

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

DO NOT WRITE HERE

$275
236
142.90
7.10
150.00

• Monthly rent -C122-124 2.10 + 7.00	$ 272.90
Gas & electricity	$ 7.10
• Total -C125-127	$ 282.00
• Security payment -C128-130	$ —
Income ratio	Maximum income
(6X) (7X)	$ 20,304
• Total earnings -E140-144	$ —
Other income	$ —
• Total income -E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

Welfare

APPROVED

By

Date 5/20/72

APPROVED

Housing and Development Administration

Date By

• Date -C150-152 By

FM 8-5-32(661) ed.

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5/3/72 Signed Martha Lucas

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

FHA FORM NO 3132 Rev. 7/69

Form Approved
Budget Bureau No. 63R-1208

	Name	Relationship to Head	Age	Sex	Social Security No.
1.	[illegible]	Head	20	F	[illegible]
2.	D. Wilson	Son	4mo	M	
3.					
4.					
5.					
6.					

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed – A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
	welfare		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent – C122-124	$ 273.00
Gas & electricity	$ 14.10
• Total – C125-127	$ 287.10
• Security payment – C128-130	$
Income ratio (6X) (7X)	Maximum income $ 13,584
• Total earnings – E140-144	$
Other income	$
• Total income – E145-149	$
Allowable deductions	$
Eligibility income	$

APPROVED

By

Date 10/6/72

APPROVED

Housing and Development Administration

Date By

• Date – D150-153 By

IM 8-61-32(38)

• A117–

• Will have automobile – A118 yes ( ) no (✓) don't know ( )

• Will want parking space – A119 yes ( ) no (✓) don't know ( )

• Learned of development through – A120 (please check one item)

Applicants or residents ( ) (1) Advertising ( ) (2)

Other ( ) (3) Explain Urban Renewal

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121– Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____

Date and Type of Discharge: ____

References – Name and address

Bank: none

Credit: none

In the event the applicant should withdraw or ca
his application for an apartment, after it has b
approved by the Housing and Development Administ
tion of the City of New York, the rental agent w
re-let such apartment for a fee of $50.00, it be
understood and agreed that the renting agent wil
collect and deduct the $50.00 fee from payments
by the withdrawing applicant as a reasonable cha
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5/15/72 Signed /Marion Cato

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

[illegible] application or acceptance of any other payment by any sales or rental

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
012-32-NI

3.			A47	B50-51	A52		A53
4.			A54	B55-56	A57		A58
5.			A59	B60-61	A62		A63
6.							

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
	welfare		
	0		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent -C122-124	$ 277.90
2.10+7.60 Gas & electricity	$ 9.70
• Total -C125-127	$ 287.60
• Security payment -C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 20,664
• Total earnings -E140-144	$ —
Other income	$ —
• Total income -E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By

Date 7/7/72

APPROVED

Housing and Development Administration

Date By

• Date -D150-153 By

IM 8-51-82(68)

• A117 –
• Will have automobile -A118 yes ① no ② don't know ③
• Will want parking space -A119 yes ① no ② don't know ③
• Learned of development through -A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ②
Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121 – Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References – Name and address

Bank: None

Credit: None

In the event the applicant should withdraw or cance his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments mad by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date Signed

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 130 55"

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obs.)

Budget Bureau No. 63R-1208

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

A. FHA Project No.

	Name	Head			
1.	MIRIAM KARASOULAS		A37	B40-41	A42
2.	STANLEY KARASOULAS	SON	A44	B45-46	A47
3.			A49	B50-51	A52
4.			A54	B55-56	A57
5.			A59	B60-61	A62
6.					

Sources of income of each person to reside in ~~apartment~~:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
	NONE	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
MIRIAM	SOC. SERV. DEPT	$3,072.00	

Total current other income $3,072.00

Total current annual earnings —

Total income from all sources $3,072.00

DO NOT WRITE HERE

• Monthly rent -C122-124	$279.90	
$1047.00 Gas & electricity	$ 9.10	
• Total -C125-127	$289.00	
• Security payment -C128-130	$ —	
Income ratio (6X) (7X)	Maximum income $ 20,208	
• Total earnings -E140-144	$ —	
Other income	$ —	
• Total income -E145-149	$ —	
Allowable deductions	$ —	
Eligibility income	$ —	

APPROVED

By

Date 6/17/72

APPROVED

Housing and Development Administration

Date By

• Date -C150-152 By

FM 3132 (Rev. 7/69)

• A117-

• Will have automobile -A118 yes ① ____ no ② ✓ don't know ③ ____

• Will want parking space -A119 yes ① ____ no ② ____ don't know ③ ____

• Learned of development through -A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain URBAN RENEWAL

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121- Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____;

Date and Type of Discharge: ____

References — Name and address

Bank: NONE

Credit: NONE

In the event the applicant should withdraw or canc
his application for an apartment, after it has bee
approved by the Housing and Development Administra
tion of the City of New York, the rental agent wil
re-let such apartment for a fee of $50.00, it bein
understood and agreed that the renting agent will
collect and deduct the $50.00 fee from payments ma
by the withdrawing applicant as a reasonable charg
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/3/72 Signed Miriam Karasoulas

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental

Rental Agent:
Hampton Management Co.

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed [illegible] of the State of

Appl. No.-047 ——

Bldg. No.-C5-10-

4.

5.

6.

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A44 none

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year

Total current annual earnings

DO NOT WRITE HERE

- Monthly rent -C122-124 $ 169.90
- Gas & electricity 8.10 + 7.10 $ 9.10
- Total-C125-127 $ 179 —
- Security payment-C128-130 $ —

Income ratio (6X) (7X)

Maximum income $ 10,088

- Total earnings-C140-144 $ —
- Other income $ —
- Total income-C145-149 $ —

Allowable deductions $ —

Eligibility income $ —

APPROVED

By

Date 6/5/72

APPROVED

Housing and Development Administration

Date By

- Date-C150-153 By

IM 5161831(44) 6/68

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
Inez Rosado	Welfare	$133.00 every 2 wks.	3,458

Total current other income

Total current annual earnings

Total income from all sources

- A117-
- Will have automobile -A118 yes ⓪ —— no ① ✓ don't know ② ——
- Will want parking space -A119 yes ① —— no ① ✓ don't know ② ——
- Learned of development through -A120 (please check one item)

Applicants or residents ☐ ④ Advertising ☐ ⑤

Other ☑ ⑥ Explain I had filed an application about ago

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121- Interested in swimming pool. yes ✓ no ——

If veteran or veteran's widow: Length of Service after August 5, 1964 ——

Date and Type of Discharge: ——

References — Name and address

Bank: none

Credit: none

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/18/72 Signed Inez Rosado

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

Telephone:

No. of Bedrooms - A22

Name ~~Aliza Fernandez / Miriam Fernandez~~

2. Liza Maldonado		A39	B40-41	A42	Female		A48
3.		A44	B45-46	A47			A53
4.		A49	B50-51	A52			A58
5.		A54	B55-56	A57			A63
6.		A59	B60-61	A62			

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed - A64 NONE

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E73 76 77 78 79			

Total current annual earnings

Income other than earnings: Name	Source	Annual income: Current	Annual income: Estimated next year
Welfare	Department of Social Services Amsterdam Ctr.	2847	2847

Total current other income 2847

Total current annual earnings

Total income from all sources 2847

236
142.60
10.40
153.00

1311.00

DO NOT WRITE HERE

- Monthly rent - C122-124 $308.60
- Gas & electricity $10.40 (2.40 + 8.00)
- Total - C125-127 $319.00
- Security payment - C128-130 $ -
- Income ratio (6X) (7X) Maximum income $ 7308
- Total earnings - B140-144 $
- Other income Welfare $ -
- Total income - B145-149 $
- Allowable deductions $ -
- Eligibility income $

APPROVED

By

Date 5-1-72

APPROVED

Housing and Development Administration

Date By

- Date - C150-152 By

IM 815-32-(48)

- A117 -
- Will have automobile - A118 yes ⓨ no ⓝ don't know ⓓ
- Will want parking space - A119 yes ⓨ no ⓝ don't know ⓓ
- Learned of development through - A120 (please check one item)

Applicants or residents ☑ Advertising ☐ ⓐ

Other ☐ ⓞ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121 - Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

Reference — Name and address

Bank:

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/24/72 Signed

"The solicitation or acceptance of any other payment by any sales or rental

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION.

A 012-32-NI

C. Sponsor's Name, Address and Zip Code (Please Type)

3.		A49	B50-51	A52	
4.		A54	B55-56	A57	
5.		A59	B60-61	A62	
6.					

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Migdalia	Dept. of Soc. Services	2376	2376

Total current other income 2376
Total current annual earnings 2376
Total income from all sources 2376

236
142.60
10.00
153.00
$314.00

DO NOT WRITE HERE

- Monthly rent -C122-126 $ 311.60
- Gas & electricity $240 D 8.00 $ 10.40
- Total -C125-129 $ 322.00
- Security payment -C128-130 $ —

Income ratio (6X) (7X) 23,184 Maximum income $ 24,927

- Total earnings -E140-144 $ —
- Other income Welfare $ —
- Total income -E145-149 $ —

Allowable deductions $ —

Eligibility income $ —

APPROVED

By
Date 5/15/72

APPROVED

Housing and Development Administration

Date By

- Date -D126-129 By

(M 9161.82(58))

- A117 -
- Will have automobile -A118 yes ☐ no ☒ X don't know ☐
- Will want parking space -A119 yes ☐ no ☒ X don't know ☐
- Learned of development through -A120 (please check one item)

Applicants or residents ☐ Advertising ☐
Other ☒ Explain H. D. A. - Dept. of Reloc.

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121 - Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 —

Date and Type of Discharge: —

References — Name and address —

Bank: —

Credit: —

In the event the applicant should withdraw or ca
his application for an apartment, after it has b
approved by the Housing and Development Administ
tion of the City of New York, the rental agent w
re-let such apartment for a fee of $50.00, it be
understood and agreed that the renting agent wil
collect and deduct the $50.00 fee from payments
by the withdrawing applicant as a reasonable cha
for the releting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 7/22/72 Signed

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a [illegible] Penal Law Section [illegible]"

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No. 012-32-NI

3.		A49	B50-51	A52		A53
4.		A54	B55-56	A57		A58
5.		A59	B60-61	A62		A63
6.						

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

- Monthly rent -C122-124 $314.60
- Gas & electricity $10.40
- Total -C123-127 $325.00
- Security payment -C128-130 $ —

Income ratio — Maximum income $7,800

(6X) (7X) $

- Total earnings -E146-146 $
- Other income $
- Total income -E145-149 $
- Allowable deductions $ —
- Eligibility income $ —

APPROVED

By

Date 5/5/72

APPROVED

Housing and Development Administration

Date 5/11/ By

Date -D150-153 By

5/1

IM 8151B2(68)

- A117 -
- Will have automobile -A118 yes ① no ② don't know ③
- Will want parking space -A119 yes ① no ② don't know ③
- Learned of development through -A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121 - Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964 ____;

Date and Type of Discharge: ____

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or can his application for an apartment, after it has be approved by the Housing and Development Administr tion of the City of New York, the rental agent wi re-let such apartment for a fee of $50.00, it bei understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments m by the withdrawing applicant as a reasonable char for the releting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date ____ Signed ____

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $500 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor. Penal Law Section 190.55"

ess:
2500 Johnson Avenue

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development

Bldg. No. -C28-30 Apt. No. -C31-33 4B

2. ZOILA C. VELOZ	CHILD	A44	B45-46	A47			A48
3.		A49	B50-51	A52			A53
4.		A54	B55-56	A57			A58
5.		A59	B60-61	A62			A63
6.							

Sources of income of each person to reside in apartment: NONE

Earnings (include self-employment) No. of persons employed -A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings: Current	Annual earnings: Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

236
142.60
10.40
153.00

Total current annual earnings

Income other than earnings

Name	Source	Annual income: Current	Annual income: Estimated next year
	welfare		

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

Monthly rent -C122-124	$ 310.60 ~~271.90~~
Gas & electricity	$ 60.40 ~~9.40~~
Total -C125-127	$ 371.00 ~~281.00~~
Security payment -C128-130	$ —
Income ratio (6X) (7X)	Maximum income $ 7200 ~~6732~~
Total earnings -C140-144	$ —
Other income	$ —
Total income -C145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

~~$ 27400~~
313

APPROVED

By

Date 5/5/72

APPROVED

Housing and Development Administration

Date By

Date -C150-152 By

- A117-
- Will have automobile -A118 yes ① no ② don't know ③
- Will want parking space -A119 yes ① no ② don't know ③
- Learned of development through -A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain Urban Renewal

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank: none

Credit: none

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/21/72 Signed X [illegible]

"The solicitation or acceptance of any other payment by any sales or rental

2500 Johnson Avenue
Riverdale, N.Y.10463

Administration, City of New York
LIMITED TO RESIDENTS OF NEW YORK STATE

No. of Rooms - B14-15 3 1/2
No. of Bedrooms - A16 1

Telephone

2.	Lucy Medina	ATS	A39	B40-41	A42		A48
			A44	B45-46	A47		
3.			A49	B50-51	A52		A53
4.			A54	B55-56	A57		A58
5.			A59	B60-61	A62		A63
6.							

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed - A64

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		B65 66 67 68 69			
		B70 71 72 73 74			
		B75 76 77 78 79			

Total current annual earnings

Total income

Income other than earnings

Name	Source	Current	Estimated next year
	Soc. Services	136	D

Total current other income

Total current annual earnings

Total income from all sources

DO NOT WRITE HERE

• Monthly rent - C122-124	$ 311.60
2,40 + 8,00 Gas & electricity	$ 10,40
• Total - C125-127	$ 322
• Security payment - C128-130	$
Income ratio (6X) (7X)	Maximum income $ 22,134
• Total earnings - B140-144	$
Other income	$
• Total income - B145-149	$
Allowable deductions	$
Eligibility income	$

APPROVED

by

Date 6/12/72

APPROVED

Housing and Development Administration

Date / By

• Date - B150-153 By

• A117 -

• Will have automobile - A118 yes ⓐ ____ no ① ✓ don't know ②

• Will want parking space - A119 yes ⓐ ____ no ① ✓ don't know ②

• Learned of development through - A120 (please check one item)

Applicants or residents ☐ ⓐ Advertising ☐ ②

Other ☐ ⓒ Explain

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

• A121 - Interested in swimming pool. yes ____ no ____

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank:

Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the releting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5/22/72 Signed Lucy Medina

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental

Riverdale, N.Y.10463

Telephone:

Administration, City of New York

LIMITED TO RESIDENTS OF NEW YORK STATE

No. of Rooms-Stats.

No. of Bedrooms-Apts. 1

	NAME	Age	Sex	Family Relationship	Social Security Number	Wages or Salary	RETIREMENT 1. Social Security	RETIREMENT 2. Other	BENEFIT PAYMENTS Disability	BENEFIT PAYMENTS Unemployment	BENEFIT PAYMENTS Welfare	Other
1.	Ricardo	36	M	Husband or Head	104-44-6705						✓	
2.	Sonia	17	F	wife	103-48-5573							
3.	Sonia Maria	11	F	daughter	11							
4.	David	10	M	Son	11							
5.												
6.												
7.					TOTAL ▲							14660

8. No. in Hsehld. ▲ 4 9. No. of Minors (Under 21) ▲ 2

10. No. of Dependents (Exclude spouse) - ▲ _____

11. Number of Handicapped - ▲ _____

12. Total Family Income - $ 4236

(a) Less Earn. of Minors - ▲ $ _____

(b) Total Adult Income - ▲ $ _____

13. Less Unusual Income (See Instr. 5) ▲ $ _____

(a) 5% of Total Income - $ 211.80

(b) Other - $ _____

14. Adj. Annual Income of Adults (F-12(b) minus F-13) $ 4024.20

15. Less Number of Minors (F-9 2 × $300) - $ 600

16. Certified Adjusted Family Income - $ 3424.20

17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $ _____

IMPORTANT: Give the Total Current Family Income:

☐ Weekly ☐ Monthly ☒ Annual ▲ $ 18360.00

G. PAYMENT CALCULATIONS:

1. Basic Monthly Rental for Unit @ 1% $ 145 —
2. Fair Market Rental for Unit at Regular Rate - ▲ $ _____
3. 25% of Certified Monthly Income (F-17) - $ 71.34
4. Tenants Monthly Rental Payment - ▲ $ 145 —
   (G-1 or G-3, whichever is more.
   If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - ▲ $ _____

H. CERTIFICATION:

I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

✓ Date Nov - 7 - 1973 Signatures ✓ Ricardo Maldonado (Husband) ✓ Sonia Olavarria (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:

The above information has been reviewed and the applicant ☑ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 7D (Apt. No. or Address)

by making a payment of $ 145 per month which is ☐ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date Nov - 7 - 1973 Signature _____ (Housing Owner or Manager)

welfare letter sent 11/12 recd 11/20

E-729

LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No. -C1-3 70 WS
Appl. No. -D4-7
Bldg. No. -C8-10 196
Apt. No. -C11-13 4
No. of Rooms -B14-15 4
No. of Bedrooms -A16 2

Rental Agent:
Hampton Management Co.
Address:
2500 Johnson Avenue
Riverdale, N.Y.10463
Telephone:

Name EVELYN TRUJILLO
Address 1810 TRAFALGAR Place Zip code 10460

A22

A23 Check one: Rent ① ☑ Coop ① ☐ Home owner ① ☐ Other ① ☐ Explain

Phone: Home Business

No. of rooms -B24-25 3 No. of bedrooms -A26 1 Monthly rent or carrying charge -C27-29 $120.00

Years at present address -B30-31 2 MO. If former site resident, give site address -A32

Persons to reside in apartment: No. of persons -A33 2

Name	Relationship to head		Age	A1 F2 Sex	Occupation	
1. EVELYN TRUJILLO	Head	A34	B35-38 14	A37	Welfare	A38
2. FRANK TRUJILLO JR	SON	A39	B40-43 13	A42		A43
3.		A44	B45-48	A47		A48
4.		A49	B50-53	A52		A53
5.		A54	B55-56	A57		A58
6.		A59	B60-61	A62		A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code					How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65	66	67	68	69			
		E70	71	72	73	74			
		E75	76	77	78	79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
	Welfare		

Total current other income
Total current annual earnings
Total income from all sources

236
144.60
10.40
155.00
$317.00

DO NOT WRITE HERE

• Monthly rent -C122-126	$ 314.60
Gas & electricity	$ 10.40
• Total -C125-127	$ 325.00
• Security payment -C128-130	$ —
Income ratio	Maximum income
(6X) (7X)	$
• Total earnings -E140-144	$ —
Other income	$ —
• Total income -E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED
By
Date 5/5/72

APPROVED
Housing and Development Administration
Date By
• Date -D130-133 By

TM 8-61132(60) 4/68

• A117-
• Will have automobile -A118 yes ① ____ no ② ✓ don't know ③
• Will want parking space -A119 yes ① ____ no ② ✓ don't know ③
• Learned of development through -A120 (please check one item)
Applicants or residents ☑ ① Advertising ☐ ②
Other ☐ ③ Explain
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes ____ no ____
If veteran or veteran's widow: Length of Service after August 5, 1964
Date and Type of Discharge:
References — Name and address
Bank:
Credit:

In the event the applicant should withdraw or ca
his application for an apartment, after it has b
approved by the Housing and Development Administ
tion of the City of New York, the rental agent w
re-let such apartment for a fee of $50.00, it be
understood and agreed that the renting agent wil
collect and deduct the $50.00 fee from payments
by the withdrawing applicant as a reasonable cha
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 1-24-72 Signed Evelyn Trujillo

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a

E-130

Relocatee

PRELIMINARY APPLICATION
Send No Money

Rental Agent:
Hampton Management Co.
Address:
2500 Johnson Avenue
Riverdale, N.Y.10463
Telephone:

LEADER HOUSE
Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MBH No.-C13 90 WS
Appl. No.-D47
Bldg. No.-C8-10 1000 W 43rd
Apt. No.-C11-13 24
No. of Rooms-B14-15
No. of Bedrooms-A16 One

Name Gloria Rios A22
Address 95 W 95th Zip code E17 10 19 20 21 10025 37
A23 Check one: Rent ① ☑ Coop ② ☐ Home owner ③ ☐ Other ④ ☐ Explain Sulberger & Ramsey
Phone: Home 749-1814 Business Shipping Express
No. of rooms-B24-25 4 No. of bedrooms-A26 2 Monthly rent or carrying charge-C27 29 $ 90.00
Years at present address-B30-31 2 If former site resident, give site address-A32
Persons to reside in apartment: No. of persons-A33 2

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
1. Gloria	Head	A34	B35-36 32	A37 F2	housewife	A38
2. Steven		A39	B40-41 1mo	A42 M1	baby	A43
3.		A44	B45-46	A47		A48
4.		A49	B50-51	A52		A53
5.		A54	B55-56	A57		A58
6.		A59	B60-61	A62		A63

Sources of income of each person to reside in apartment:
Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings Name	Source	Annual income Current	Annual income Estimated next year
	welfare		

Total current other income
Total current annual earnings
Total income from all sources

236
142.60
10.40
153.00

318.00

DO NOT WRITE HERE

• Monthly rent-C122-124	$315.66
2.40 + 8.00 & electricity	$10.40
• Total-C125-127	$326.00
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $1596
• Total earnings-B140-144	$ —
Other income	$ —
• Total income-B145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED
By Jane O'Hara
Date 5-7-72

APPROVED
Housing and Development Administration
Date By
• Date-C130-132 By
IM 8151S2(68) supp

• A117-
• Will have automobile-A118 yes ① no ② ✓ don't know ③
• Will want parking space-A119 yes ① no ② ✓ don't know ③
• Learned of development through-A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ②
Other ☐ ③ Explain Urban Renewal
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes no
If veteran or veteran's widow: Length of Service after August 5, 1964
Date and Type of Discharge:
References — Name and address
Bank: None
Credit: None

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 4/21/72 Signed Gloria Rios

E-731

~~PRELIMINARY~~ APPLICATION

Send No Money

Relocatee

LEADER HOUSE

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

MBH No.-C1-3 To WS
Appl. No.-D4-7
Bldg. No.-C8-10
Apt. No.-C11-13 21-C
No. of Rooms-B14-15 4
No. of Bedrooms-A16 1

Name Consuelo Perez, Monell

Address 830 AMSTERDAM AVE. N.Y.C. Zip code E17 10 19 25 21 = 10025

A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain City Housing (WITH mother) Temp.

Phone: Home 666-5993 Business NONE

No. of rooms-A24-25 5 No. of bedroom-A26 3 Monthly rent or carrying charge-C27-29 $ 101.00 mo.

Years at present address-B30-31 6 If former site resident, give site address-A32 110 West 90 ST.

Persons to reside in apartment: No. of persons-A33 2

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
1. Consuelo Perez	Head	A34	B35-36 22	A37 F	STUDENT	A38
2. SUSAN Monell	Daughter	A39	B40-41 6	A42 F	STUDENT	A43
3.		A44	B45-46	A47		A48
4.		A49	B50-51	A52		A53
5.		A54	B55-56	A57		A58
6.		A59	B60-61	A62		A63

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 NONE

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
Brooklyn College	FLATBUSH & NOSTRAND AVE.	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings NONE

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Consuelo & Susan	Welfare	140 Cons.	1,680.00

Total current other income 1,680.00 yr

Total current annual earnings

Total income from all sources 1,680.00 mo. yr.

- A117-
- Will have automobile-A118 yes ① no ② don't know ③ ✓
- Will want parking space-A119 yes ① no ② don't know ③ ✓
- Learned of development through-A120 (please check one item)

Applicants or residents ① Advertising ②

Other ③ Explain Relocation

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail

- A121- Interested in swimming pool. yes ✓ no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank: None

Credit: None

In the event the applicant should withdraw or can his application for an apartment, after it has be approved by the Housing and Development Administr tion of the City of New York, the rental agent wi re-let such apartment for a fee of $50.00, it bei understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments m by the withdrawing applicant as a reasonable char for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date April 20 1972 Signed Consuelo Perez

DO NOT WRITE HERE

• Monthly rent-C122-124	$ 317.60
Gas & electricity 9.40 + 1.00	$ 10.40
• Total-C125-127	$ 328.00
• Security payment-C128-130	$ —
Income ratio (16X) (7X)	Maximum income 2240 2240
• Total earnings-E140-144	$ —
Other income	$ —
• Total income-E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By

Date 5/5/72

APPROVED

Housing and Development Administration

Date By

• Date-D150-153 By

236
142.60
10.40
153.00

320.00

E-732

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family)
Mrs. Pattison Apt. No. 3K

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband
Wife
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

	NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	4. Welfare	Other
1.				Husband or Head	245-46-4473						L	
2.												
3.												
4.												
5.												
6.												
7.												
						TOTAL ▲						

8. No. in Hsehld. ▲ 1 9. No. of Minors (Under 21) ▲ _____
10. No. of Dependents (Exclude spouse) - ▲ _____
11. Number of Handicapped - ▲ _____
12. Total Family Income - $ _____
(a) Less Earn. of Minors ▲ $ _____
(b) Total Adult Income ▲ $ _____
13. Less Unusual Income (See Instr. 5) ▲ $ _____
(a) 5% of Total Income - $ _____
(b) Other - $ _____
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $ _____
15. Less Number of Minors (F-9 ___ × $300) - $ _____
16. Certified Adjusted Family Income - $ _____
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $ _____

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ _____

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ _____
2. Fair Market Rental for Unit at Regular Rate - ▲ $ _____
3. 25% of Certified Monthly Income (F-17) - $ _____
4. Tenants Monthly Rental Payment - ▲ $ 145.00
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - ▲ $ _____

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date Oct 5, 1973 Signatures _____ (Husband) _____ (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☒ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 3K (Apt. No. or Address)
by making a payment of $ 145.— per month which is ☒ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date 2/1/74 Signature H. Wolf (Housing Owner or Manager)

E-733

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)
Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) Carlos & Milagros Rodriguez Apt. No. 4K

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband Teacher
Wife Not Given
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

	NAME	Age	Sex	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	4. Welfare	Other
1.	Carlos Rodriguez	26	M	Husband or Head	109-38-3316						$125.00	
2.	Milagros Rodriguez	23	F	Wife	116-44-7751							Every two weeks
3.	Expecting Baby											
4.	Due January 1											
5.	1974											
6.												
7.												

8. No. in Hsehld. ▲ 9. No. of Minors (Under 21) ▲ TOTAL ▲
10. No. of Dependents (Exclude spouse) ▲
11. Number of Handicapped ▲
12. Total Family Income $
(a) Less Earn. of Minors ▲ $
(b) Total Adult Income ▲ $
13. Less Unusual Income (See Instr. 5) ▲ $
(a) 5% of Total Income $
(b) Other $
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $
15. Less Number of Minors (F-9 ___ × $300) $
16. Certified Adjusted Family Income $
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ n/c
2. Fair Market Rental for Unit at Regular Rate ▲ $
3. 25% of Certified Monthly Income (F-17) $
4. Tenants Monthly Rental Payment ▲ $
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) ▲ $

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 11/8/73 Signatures (Husband) (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☐ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated _____ (Apt. No. or Address)
by making a payment of $ _____ per month which is ☐ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date _____ Signature _____ (Housing Owner or Manager)

Welfare letter 11/13

E-734

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code *(Please Type)*

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) [redacted] Apt. No. [redacted]

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer *(Name and Address)*—

Husband
Wife
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	4. Welfare	Other
1. [redacted]	[redacted]	[redacted]	~~Husband~~ or Head	[redacted]						✓	
2. [redacted]	[redacted]	[redacted]									
3.											
4.											
5.											
6.											
7.											
TOTAL ▲											

8. No. in Hsehld. ▲ 2 9. No. of Minors *(Under 21)* ▲ 1
10. No. of Dependents *(Exclude spouse)* - - ▲ 1
11. Number of Handicapped - - - - - - - - - ▲ _____
12. Total Family Income - - - - $ _____
(a) Less Earn. of Minors ▲ $ _____
(b) Total Adult Income - - - - - - - - - ▲ $ _____
13. Less Unusual Income *(See Instr. 5)* ▲ $ _____
(a) 5% of Total Income - - - $ _____
(b) Other - - - - - - - - - - - - $ _____
14. Adj. Annual Income of Adults *(F-12(b) minus F-13)* $ _____
15. Less Number of Minors *(F-9 1 × $300)* - - - - - - - $ _____
16. Certified Adjusted Family Income - - - - - - - - - - $ _____
17. Certified Adjusted Monthly Income *(F-16 ÷ 12)* ▲ $ _____

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ [redacted]

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ [redacted]
2. Fair Market Rental for Unit at Regular Rate - - ▲ $ _____
3. 25% of Certified Monthly Income *(F-17)* - - - - - - $ _____
4. Tenants Monthly Rental Payment - - - - - - - - - ▲ $ _____
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment *(G-2 minus G-4)* - - - - - - ▲ $ _____

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

✓ Date [redacted] Signatures ✓ _____ *(Husband)* _____ *(Wife)*

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☑ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated _____ *(Apt. No. or Address)*
by making a payment of $ [redacted] per month which is ☑ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date _____ Signature _____ *(Housing Owner or Manager)*

at welfare letter 1/13

E-735

FHA FORM NO 3132 Rev. 7/69
(Previous edition obs...)

Form Approved
Budget Bureau No. 63R-1208

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family)
MARTHA ALEXANDER Apt. No. 141

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband Separate
Wife Housewife
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

	NAME	Age ▲	Sex ▲	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT Social Security	2. Other	▲ BENEFIT PAYMENTS 1. Disability	2. Unemployment	4. Welfare	Other
1.	[illegible]			Husband or Head	Separate							not working right now
2.	MARTHA ALEXANDER	23	F	Wife	550-12-7288		[illegible]			✓		
3.	LISSA LUKS	3	F	Child			NONE					
4.	JOHN JR. ALEXANDER	2	M	Child			NONE					
5.												
6.												
7.												

8. No. in Hsehld. ▲ 4 9. No. of Minors (Under 21) ▲ 3 TOTAL ▲

10. No. of Dependents (Exclude spouse) - - ▲ 3
11. Number of Handicapped - - - - - - - - ▲ NONE
12. Total Family Income - - - - ~~None~~ 303697
(a) Less Earn. of Minors ▲ $ _____
(b) Total Adult Income - - - - - - - - - ▲ $ 303697
13. Less Unusual Income (See Instr. 5) ▲ $ NONE
(a) 5% of Total Income - - - $ 15185
(b) Other - - - - - - - - - - - - $ _____ 2885.12
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $ NONE
15. Less Number of Minors (F-9 3 × $300) - - - - - - - $ 600.00
16. Certified Adjusted Family Income - - - - - - - - - - $ 2285.12
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $ 190.43

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ NONE

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $ 145.00
2. Fair Market Rental for Unit at Regular Rate - - ▲ $ _____
3. 25% of Certified Monthly Income (F-17) - - - - - - $ 4760
4. Tenants Monthly Rental Payment - - - - - - - - - ▲ $ 145.00
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - - - - - - ▲ $ _____

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date Nov. 12, 1973 Signatures ✓ _____ (Husband) Martha Alexander (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☑ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 141R (Apt. No. or Address)
by making a payment of $ 145.00 per month which is ☑ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date 3/25/74 Signature H. Wolf (Housing Owner or Manager)
2/1 Tenant Rec'd (Initials)

Mail Rec. in Office to ...

Relocatee List C

Todt Hill Houses

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

MSM No.-C13 ____ Appl. No.-D47 ____ Bldg. No.-C5-10 ____ Apt. No.-C11 13 19E No. of Rooms-B14-15 3½ No. of Bedrooms-A16 1 A22

Name Maria Matos

Address 225 Columbus ave. apt. 13F nr 100 St. Zip code 10 12 19 20 21 10024

Check one: Rent ① Coop ② Home owner ③ Other ④ Explain ____

Phone: home 595-6783 Business ____

No. of rooms-B24-25 3 No. of bedrooms-A26 3 Monthly rent or carrying charge-C27 29 ____

Years at present address-B30-31 14 If former site resident, give site address-A32 ____

Persons to reside in apartment: No. of persons-A33 3

No.	Relationship to head	Age	Sex	Occupation
1. Maria Matos	Head	A34 A35 36	A37 F	Housewife A33
2. Manuel L. Matos jr.	Son	A39 B40 41	A42 M	A43
3.		A44 B45 46	A47	A48
4.		A49 B50 51	A52	A53
5.		A54 B55 56	A57	A58
6.		A59 B60 61	A62	A63

(125-44-6237)

Sources of income of each person to reside in apartment:

Earnings (except self-employment) No. of persons employed-A64 ____

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings ____

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Maria Matos	welfare		

Total current other income ____

Total current annual earnings ____

Total income from all sources ____

DO NOT WRITE HERE

- Monthly rent-C122-124 $____
- Gas & electricity $____
- Total-C125-127 $____
- Security payment-C128-130 $____

Income ratio — Maximum income

(6X) (7X) $____

- Total earnings-E140-144 $____
- Other income $____
- Total income-E145-149 $____
- Allowable deductions $____
- Eligibility income $____

APPROVED

By ____

Date ____

APPROVED

Housing and Development Administration

Date ____ By ____

- Deductions ____ By ____

- A117-
- Will have automobile-A118 yes ① ____ no ② ✓ don't know ③ ____
- Will want parking space-A119 yes ① ____ no ② ✓ don't know ③ ____
- Learned of development through-A120 (please check one item)

Applicants or residents ① ____ Advertising ② ____

Other ③ Explain asked.

If advertising is checked, please give the source such as name of newspaper, radio station, direct mail ____

- A121- Interested in swimming pool. yes ____ no ✓

If veteran or veteran's widow: Length of Service after August 5, 1964 ____

Date and Type of Discharge: ____

References — Name and address

Bank: ____

Credit: ____

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the relatting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date ____ Signed ____

NO CASH ACCEPTED Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

Rental Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

[illegible] HOUSE
Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M3H No.-C13 20 03
Appl. No.-D6-7
Bldg. No.-C8-10
Apt. No.-C11-13 33-K
No. of Rooms-B14-15 3½
No. of Bedrooms-A16 1

A22 Zip code

Name Alba Fernandez / Mirian Fernandez

Address 50 West 97th St. N. Y. Apt. 5-b

•A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain Living with her Sister

Phone: Home 866-6471 866-6471 Business

No. of rooms -B24-25 5 No. of bedrooms -A26 2 Monthly rent or carrying charge -C27 29 $ 165.00

Years at present address -A30-31 2 Yrs. If former site resident, give site address -A32 120 West 90th St. N. Y.

Persons to reside in apartment: No. of persons -A33 2

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
	Head	A34	B25-26	A37		A38
1.		A39	33	F	Housewife	A43
2. Alba Fernandez		A44	16	F	Student	A48
3. Mirian Fernandez		A49	B50-51	A52		A53
4.		A54	B55-56	A57		A58
5.		A59	B60-61	A62		A63
6.						

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code					How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65	66	67	68	69			
		E70	71	72	73	74			
	NONE	E75	76	77	78	79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Alba Fernandez	Welfare	2,322.00	

Total current other income $ 2,322.00
Total current annual earnings
Total income from all sources $ 2,322.00

•A117-
• Will have automobile -A118 yes ① no ② don't know ③
• Will want parking space -A119 yes ① no ② X don't know ③
• Learned of development through -A120 (please check one item)
Applicants or residents ① Advertising ②
Other ③ Explain Urban Renewal
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes no
If veteran or veteran's widow: Length of Service after August 5, 1964 ;
Date and Type of Discharge
References — Name and address
Bank:
Credit:

DO NOT WRITE HERE

• Monthly rent -C12-124 2.10+7.20	$ 279.80
Gas & electricity	$ 9.10
• Total-C125-127	$ 288.90
• Security payment-C128-130	$ —
Income ratio (5X) (7X)	Maximum income $ 20,736
• Total earnings -C141-144	$ —
Other income	$ —
• Total income -C145-148	$ —
Allowable deductions	$ —
Eligibility income	$ —

3882.00
236
142.90
9.10
152.00

APPROVED
By Jane Doe
Date 5/20/72

APPROVED
Housing and Development Administration
Date By
• Date-D1-8 By
IM 1 [illegible]

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 5/17/72 Signed Alba Fernandez

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 53"

E-738

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address
Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)
Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family) OSCAR CAMACHO Apt. No. 24R

E. EMPLOYMENT: ▲ 1. Occupation— 2. Employer (Name and Address)—
Husband STUDENT City College of N.Y.
Wife HOUSE WIFE
Other

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age	Sex	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT 1. Social Security	2. Other	▲ BENEFIT PAYMENTS Disability	Unemployment	4. Welfare	Other
1. OSCAR CAMACHO	22	M	Husband or Head	128 40 5123	120					3,452	720.00 School
2. Miriam CAMACHO	22	F	WIFE	113-43-1842							
3. Beatrice CAMACHE	1	F	Daughter								
4.											
5.											
6.											
7.			Summer Jobs								
TOTAL ▲					120					3,452	720

8. No. in Hsehld. ▲ 9. No. of Minors (Under 21) ▲
10. No. of Dependents (Exclude spouse) - - ▲
11. Number of Handicapped - - - - - - - - - ▲
12. Total Family Income - - - - $
(a) Less Earn. of Minors - ▲ $
(b) Total Adult Income - - - - - - - - - ▲ $
13. Less Unusual Income (See Instr. 5) ▲ $
(a) 5% of Total Income - - - $
(b) Other - - - - - - - - - - - $
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $
15. Less Number of Minors (F-9 ___ × $300) - - - - - - - $
16. Certified Adjusted Family Income - - - - - - - - - - $
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ 3888.00

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $
2. Fair Market Rental for Unit at Regular Rate - - ▲ $
3. 25% of Certified Monthly Income (F-17) - - - - - - $
4. Tenants Monthly Rental Payment - - - - - - - - - ▲ $
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - - - - - - ▲ $

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

✓ Date 11/10/73 Signatures ✓ Oscar Camacho (Husband) i Miriam Camacho (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☐ is ☐ is not eligible for continued reduced rental. The tenant or cooperative member may continue to occupy the dwelling unit designated ___ (Apt. No. or Address)
by making a payment of $ ___ per month which is ☐ no change or an ☐ increase ☐ decrease of $ ___ from the amount of the previous monthly payment.

Date ___ Signature ___ (Housing Owner or Manager)

Sc. & 11/30

E-739

FHA FORM NO. 3132 Rev. 7/69
(Previous edition obsolete)

Form Approved
Budget Bureau No. 63R-1208

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

A. FHA Project No.
▲ 012-32-NI

CERTIFICATION OF FAMILY INCOME AND COMPOSITION UNDER THE SECTION 236 PROGRAM

B. Project Name and Address

Leader House
100 West 93rd Street
New York, New York 10025

C. Sponsor's Name, Address and Zip Code (Please Type)

Leader House Associates
c/o Hampton Management Company
2500-C Johnson Avenue
Riverdale, New York 10463

D. Name (Head of Family)
JUAN E SERRANO

Apt. No. 25K

E. EMPLOYMENT. ▲ 1. Occupation— 2. Employer (Name and Address)—

Husband STUDENT — BOROUGH OF MANHATTAN COMMUNITY COLLEGE 199 WEST 51st STREET N.Y. 10036
CITY COLLEGE OF NEW YORK - CONVENT AVENUE N.Y. 10031 (CS)

Wife STUDENT PT. WORK, (MACY'S)

F. HOUSEHOLD COMPOSITION AND FAMILY INCOME:

NAME	Age	Sex	Family Relationship	Social Security Number	INCOME DURING THE LAST 12 MONTHS: Wages or Salary	▲ RETIREMENT Social Security	Other	▲ BENEFIT PAYMENTS Disability	Unemployment	▲ Welfare	Other
1. JUAN SERRANO	22	M	Husband or Head	104-34-1242	0	VETERANS ADMIN				1992	3534
2. ANNA SERRANO	19	F	Wife	102-40-1103	2200						
3.											
4.											
5.											
6.											
7.											

8. No. in Hsehld. ▲ 2 — No. of Minors (Under 21) ▲ — TOTAL ▲ 2200 — 1992 3534

10. No. of Dependents (Exclude spouse) - - ▲ 1
11. Number of Handicapped - - - - - - - - - ▲ 0
12. Total Family Income - - - $ [illegible]
(a) Less Earn. of Minors - ▲ $ 0
(b) Total Adult Income - - - - - - ▲ $ [illegible]
13. Less Unusual Income (See Instr. 5) ▲ $ [illegible]
(a) 5% of Total Income - - $ 0
(b) Other - - - - - - - - - - - $
14. Adj. Annual Income of Adults (F-12(b) minus F-13) $
15. Less Number of Minors (F-9 __ x $300) - - - - - - - $
16. Certified Adjusted Family Income - - - - - - - - - $
17. Certified Adjusted Monthly Income (F-16 ÷ 12) ▲ $

IMPORTANT: Give the Total Current Family Income:
☐ Weekly ☐ Monthly ☒ Annual ▲ $ 7825.84

G. PAYMENT CALCULATIONS:
1. Basic Monthly Rental for Unit @ 1% $
2. Fair Market Rental for Unit at Regular Rate - - ▲ $
3. 25% of Certified Monthly Income (F-17) - - - - - - $
4. Tenants Monthly Rental Payment - - - - - - - - - ▲ $
(G-1 or G-3, whichever is more.
If G-3 is more, then G-2 or G-3, whichever is less)
5. Assistance Payment (G-2 minus G-4) - - - - - - ▲ $

H. CERTIFICATION:
I/we hereby certify that the foregoing information is true and correct to the best of my/our knowledge and belief. Inquires may be made to verify the statements herein.

Date 11/01/73 Signatures [signature] (Husband) [signature] (Wife)

WARNING Section 1001 of Title 18 of the United States Code makes it a Criminal Offense to make a willfully false statement or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

K. REVIEW AND CERTIFICATION:
The above information has been reviewed and the applicant ☒ is ☐ is not eligible for continued reduced rental.. The tenant or cooperative member may continue to occupy the dwelling unit designated 25K (Apt. No. or Address)
by making a payment of $ [illegible] per month which is ☒ no change or an ☐ increase ☐ decrease of $ _____ from the amount of the previous monthly payment.

Date [illegible] Signature _____ (Housing Owner or Manager)

PLAINTIFF'S EXHIBIT 63 - LEADER HOUSE APPLICATIONS

Agent:
Hampton Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Leader Tower

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M&H No.-C1 [illegible]
Appl. No.-D4-7
Bldg. No.-E8-10
Apt. No.-C11-13
No. of Rooms-B14-15 2½
No. of Bedrooms-A16 1

A22

Name
Address
Zip code E17 18 19 20 21

•A23 Check one: Rent ① Coop ② Home owner ③ Other ④ Explain

Phone: Home Business

No. of rooms -A24-25 No. of bedrooms -A26 Monthly rent or carrying charge -C27-29

Years at present address -A30-31 If former site resident, give site address -A32

Persons to reside in apartment: No. of persons -A33 2

Name	Relationship to head	Age	M1 F2 Sex	Occupation
1.	Head	A34 B35-36	A37	A38
2.		A39 B40-41	A42	A43
3.		A44 B45-46	A47	A48
4.		A49 B50-51	A52	A53
5.		A54 B55-56	A57	A58
6.		A59 B60-61	A62	A63

121-42-3540
S. S.

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 1

Name	Employer's name and address	Zip code E65 66 67 68 69	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E70 71 72 73 74		5016	5460
		E75 76 77 78 79		5753	

Total current annual earnings 5460

230
102.90
9.10
152.00
$273.00

Income other than earnings Name	Source	Annual income Current	Annual income Estimated next year
		864	

Total current other income 864
Total current annual earnings 5460
Total income from all sources 6324

DO NOT WRITE HERE

• Monthly rent -C122-124 2.10 + 7.00	$ 276.90
Gas & electricity	$ 9.10
• Total -C125-127	$ 280.00
• Security payment -C128-130	$ —
Income ratio	Maximum income
(6X) (7X)	$ 20,160
• Total earnings -E140-144	$ 5,460
Other income	$ 864
• Total income -E145-149	$ 6,324
Allowable deductions	$ —
Eligibility income	$ 6,324

APPROVED

By
Date 6/2/64

APPROVED

Housing and Development Administration

Date By

• Date -C [illegible] By

IM F.H.C. 4A [illegible]

• A117-
• Will have automobile -A118 yes ① no ② don't know ③
• Will want parking space -A119 yes ① no ② don't know ③
• Learned of development through -A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ③
Other ☐ ④ Explain
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes no
If veteran or veteran's widow: Length of Service after August 5, 1964 ;
Date and Type of Discharge:
References — Name and address
Bank:
Credit:

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date Signed

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental [illegible] lease of any apartment constitutes a

E-741

70 W.S

.1 Agent:
Hampton Management Co..

dress:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

~~[illegible]~~ Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

M3H No. -C13 _____
Appl. No. -047 _____
Bldg. No. -C9-18 _____
Apt. No. -C11-12 14-B 16
No. of Rooms -B14-15 3 1/2
No. of Bedrooms -A16 1

A22

Name ~~Iris Pedro~~ Zip code E17 | 18 | 19 | 20 | 21

Address ~~201 West 93rd St. N.Y.~~

•A23 Check one: Rent ① X Coop ② Home owner ③ Other ④ Explain ~~Living with her Mother~~

Phone: Home ~~663-6675~~ Business

No. of rooms -B24-25 ~~4~~ No. of bedrooms -A26 2 Monthly rent or carrying charge -C27-29 $ 90.00

Years at present address -B30-31 ~~3yrs.~~ If former site resident, give site address -A32 ~~116 90th St. N. Y.~~

Persons to reside in apartment: No. of persons -A33 2

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
	Head	A34	B35-36	A37		A38
1. ~~Iris Pedro~~		A39	19	2 A42	Welfare	A43
2. ~~Edgar Pedro~~	Son	A44	2 B45	1		A48
3.		A49	B50-51	A52		A53
4.		A54	B55-56	A57		A58
5.		A59	B60-61	A62		A63
6.						

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed -A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
		E65 66 67 68 69			
~~Iris Pedro~~	Welfare	E70 71 72 73 74		$ 1,752	
		E75 76 77 78 79			

Total current annual earnings _____

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year

Total current other income _____
Total current annual earnings $ 1,752.00
Total income from all sources $ 1,752.00

DO NOT WRITE HERE

• Monthly rent -C122-124	$ 274.90	
Gas & electricity	9.10	$ 9.10
• Total -C125-127	284-	$ 283.90
• Security payment -C128-130		$
Income ratio (6X) (7X)	Maximum income	$ 19,944
• Total earnings -E140-144		$
Other income		$
• Total income -E145-149		$
Allowable deductions		$
Eligibility income		$

230-
142.90
9.10
152.10

APPROVED
By
Date 6/8/70

APPROVED
Housing and Development Administration
Date By
• Date -B150-152 By
IM1-1 E 68

• A117-
• Will have automobile -A118 yes ① ____ no ② ____ don't know ③ ____
• Will want parking space -A119 yes ① ____ no ② X don't know ③ ____
• Learned of development through -A120 (please check one item)
Applicants or residents ① Advertising ③
Other ④ Explain Urban Renewal
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail
• A121- Interested in swimming pool. yes ____ no ____
If veteran or veteran's widow: Length of Service after August 5, 1964 ____
Date and Type of Discharge:
References — Name and address
Bank: None
Credit:

In the event the applicant should withdraw or canc
his application for an apartment, after it has bee
approved by the Housing and Development Administra
tion of the City of New York, the rental agent wil
re-let such apartment for a fee of $50.00, it bein
understood and agreed that the renting agent will
collect and deduct the $50.00 fee from payments ma
by the withdrawing applicant as a reasonable charg
for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date _____ Signed _____

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

Agent:
Simpson Management Co.

Address:
2500 Johnson Avenue
Riverdale, N.Y.10463

Telephone:

Sealtest Towers
Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MCH No.-C13 30 135
Appl. No.-D47
Bldg. No.-C8-10
Apt. No.-C11-13 17-G
No. of Rooms-B14-15 3½
No. of Bedrooms-A16 1

A22

Name DANIELA ROJAS

Address 65 WEST 96 ST. apt. 24-F N.Y. Zip code E17 | 18 | 19 | 20 | 21

*A23 Check one: Rent ① ☒ Coop ② ☐ Home owner ③ ☐ Other ④ ☐ Explain LIVING WITH GRANDAUGHTER

Phone: Home 850-3633 Business

No. of rooms-B24-25 5 No. of bedrooms-A26 3 Monthly rent or carrying charge-C27-29

Years at present address-B30-31 7mo. If former site resident, give site address-A32 80 WEST 94 St. apt. 4-A

Persons to reside in apartment: No. of persons-A33 2

Name	Relationship to head	Age	M1 F2 Sex	Occupation
1. DANIELA ROJAS	Head	A34 B35-36 62	A37 F	—
2. CONSUELO MALDONADO	GRANDAUGHTER	A39 B40-41 4	A42 F	—
3.		A44 B45-46	A47	
4.		A49 B50-51	A52	
5.		A54 B55-56	A57	
6.		A59 B60-61	A62	

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
	NONE	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
DANIELA Rojas	Soc. SER. Dept.	$1,968.00	

Total current other income $1,968.00

Total current annual earnings

Total income from all sources $1,968.00

DO NOT WRITE HERE

• Monthly rent-C122-126	$274.90
Gas & electricity	$ 9.10
• Total-C125-127	$284.00
• Security payment-C128-130	$ —
Income ratio (6X) (7X)	Maximum income $20,448
• Total earnings-E140-144	$ —
Other income	$ —
• Total income-E145-149	$ —
Allowable deductions	$ —
Eligibility income	$ —

APPROVED

By Jane D. Quirk

Date 6/25/72

APPROVED

Housing and Development Administration

Date By

• Date-D150-155 By

IM 8/68182(68)

• A117- Will have automobile-A118 yes ① no ② don't know ③

• Will want parking space-A119 yes ① no ② ✓ don't know ③

• Learned of development through-A120 (please check one item)

Applicants or residents ☐ ① Advertising ☐ ②

Other ☐ ③ Explain URBAN RENEWAL

If advertising is checked, please give the source such as name of newspaper radio station, direct mail

• A121- Interested in swimming pool. yes no

If veteran or veteran's widow: Length of Service after August 5, 1964

Date and Type of Discharge:

References — Name and address

Bank: NONE

Credit: NONE

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date 6/21/72 Signed Daniela Rojas

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor. Penal Law Section 180.55"

230
142.90
9.10
152.00

77.00

WELFARE

E-743 [illegible] Houses — Fe WH

Rental Agent:
Hampton Management Co.
Address:
2500 Johnson Avenue
Riverdale, N.Y.10463
Telephone:

Name of Housing Company

A New York City-aided Limited Profit Housing Company formed under Article II of the Private Housing Finance Law of the State of New York under the supervision of the Housing and Development Administration, City of New York.

LIMITED TO RESIDENTS OF NEW YORK STATE

MSH No.-C13 _____
Appl. No.-D47 _____
Bldg. No.-C8 10 _____
Apt. No.-C11 13 _____
No. of Rooms-B14-15 _____
No. of Bedrooms-A16 _____

Name [illegible]
Address [illegible] Zip code [illegible]

Check one: Rent ① Coop ② Home owner ③ Other ④ Explain _____

Phone: Home _____ Business _____

No. of rooms-B24-25 _____ No. of bedrooms-A26 _____ Monthly rent or carrying charge-C27 29 _____

Years at present address B30-31 _____ If former site resident, give site address-A _____

Persons to reside in apartment: No. of persons-A33 1

Name	Relationship to head		Age	M1 F2 Sex	Occupation	
1. [illegible]	Head	A34	B35-36	A37	[illegible]	A38
2.		A39	B40-41	A42		A43
3.		A44	B45-46	A47		A48
4.		A49	B50-51	A52		A53
5.		A54	B55-56	A57		N/A
6.		A59	B60-61	A62		A63

150-15-3291 — U.S.

Sources of income of each person to reside in apartment:

Earnings (include self-employment) No. of persons employed-A64 0

Name	Employer's name and address	Zip code	How long employed	Annual earnings Current	Annual earnings Estimated next year
	None	E65 66 67 68 69			
		E70 71 72 73 74			
		E75 76 77 78 79			

Total current annual earnings _____

Income other than earnings

Name	Source	Annual income Current	Annual income Estimated next year
Lyris	Social Service (+ Rent)	1125	

Total current other income _____
Total current annual earnings _____
Total income from all sources _____

DO NOT WRITE HERE

• Monthly rent-C122-124	$	191.50
Gas & electricity	$	6.50
• Total-C125-127	$	198.00
• Security payment-C128-130	$	—
Income ratio (6X) (7X)	Maximum income $	14256
• Total earnings-E140-144	$	—
Other income	$	—
• Total income-E145-149	$	—
Allowable deductions	$	—
Eligibility income	$	—

236 / 116.90 / 6.50 / 123.40

APPROVED
By [illegible]
Date 5/20/72

APPROVED
Housing and Development Administration
Date _____ By _____
• Date-E 56 [illegible] By _____

IM F.n. 32-68

• A117-
• Will have automobile-A118 yes ① _____ no ② _____ don't know ③ _____
• Will want parking space-A119 yes ① _____ no ② _____ don't know ③ _____
• Learned of development through-A120 (please check one item)
Applicants or residents ☐ ① Advertising ☐ ②
Other ☐ ③ Explain _____
If advertising is checked, please give the source such as name of newspaper, radio station, direct mail _____
• A121- Interested in swimming pool. yes _____ no _____
If veteran or veteran's widow: Length of Service after August 5, 1964 _____;
Date and Type of Discharge: _____
References — Name and address
Bank: _____
Credit: None

In the event the applicant should withdraw or cancel his application for an apartment, after it has been approved by the Housing and Development Administration of the City of New York, the rental agent will re-let such apartment for a fee of $50.00, it being understood and agreed that the renting agent will collect and deduct the $50.00 fee from payments made by the withdrawing applicant as a reasonable charge for the reletting of the apartment.

I certify statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Housing Company to reserve or assign an apartment to me.

Date _____ Signed _____

NO CASH ACCEPTED. Check or money order in the amount of $100 must accompany this application.

Check or money order in the amount of $5.00 must accompany application for credit examination. This fee is NOT refundable.

"The solicitation or acceptance of any other payment by any sales or rental agent in connection with the sale or lease of any apartment constitutes a misdemeanor Penal Law Section 180 55"

E-744

PLAINTIFF'S EXHIBIT 64 - LEADER HOUSE
FINANCIAL ESTIMATES

Project No. MBII 20 WS

Date March 12, 1970

FINANCIAL ESTIMATES OF LEADER HOUSE

A LIMITED PROFIT (NON-PROFIT) HOUSING PROJECT

Located at Columbus Avenue, between West 92 and West 93 Streets

County of) New York — Block No.: 1223 — Lot No.: 2532

Town of)

Borough of) Manhattan

( ) Cooperative (Mutual) (X) Rental ( ) Non-Profit

PROJECT STATISTICS

Proposed zoning C1-9 (R-10) R7-@

No. of housing units 279

No. of rental rooms 1056.5

Average rental rooms per H.U. 3.79

Total parking (garage) 127 cars

Total land area 40,282 sq. ft. 0.95 acres

Net land area 40,282 sq. ft. 0.95 acres

Land coverage 14,927 sq. ft. 37 %

Density 847 persons per acre

Ratio of parking to H.U.'s 45 %

TYPES OF STRUCTURES	NO. OF BLDGS.	NO. OF STORIES OF EACH	NO. OF ELEVATORS OF EACH	SQ. FT. AREA (TYPICAL FL.)	CUBAGE OF EACH BLDG.
Residential	1	29	3	8,978 sq. ft.	2,254,952 *
Commercial	-	-	-	-	-
Garage (2 levels)				70,579 sq. ft.	739,479
Other					
Total					

APARTMENT DISTRIBUTION

APARTMENT TYPE	HOUSING UNITS	RENTAL ROOMS PER UNIT	RENTAL ROOMS TOTAL	DISTRIBUTION %	MAX. NO. OF PERSONS PER H.U.	MAXIMUM NO. OF PERSONS
B	84	2.5	210	30.1	2	168
C	86	3.5	301	30.9	2	172
C 1	29	4.0	104	9.3	2	52
D	26	4.5	130.5	10.4	4	116
D 1	2	5.0	130.0	9.3	4	104
E	26	6.0	12	.7	6	12
E 1		6.5	169	9.3	6	156
F						
Sub Totals	279	-	1056.5	-	-	780
Professional						
Superintendent	1	4.5			4	4
TOTALS	280	-	1056.5	100%		784

1 = balcony

SUMMARY OF ESTIMATED COSTS

ESTIMATED TOTAL DEVELOPMENT COST	$ 9,355,700
WORKING CAPITAL AND CONTINGENCY	$ 140,800
TOTAL ESTIMATED PROJECT COST	$ 9,496,500
MAXIMUM MORTGAGE LOAN	$ 9,020,000

EQUITY CAPITAL REQUIREMENTS OR CAPITAL CONTRIBUTION

a. 1. 3 (No. of Class A Shares) x $ 10 (Par Value) = $ 30

2. _____ (No. of Class B Shares) x $ _____ (Par Value) = $ _____

b. Income debenture (_____ % interest) $ 476,470

c. Capital contribution $ _____

$ 476,500

MAXIMUM AVERAGE RENT OR CARRYING CHARGE (Excluding Utilities) PER MONTH

$ 73.89 Per Residential Rental Room

E-745

PLAINTIFF'S EXHIBIT 65 - HOUSING AND DEVELOPMENT ADMINISTRATOR WEST SIDE SITE OFFICE URBAN RENEWAL AREA MEMORANDUM

Housing and Development Administration
JASON R. NATHAN, ADMINISTRATOR

WEST SIDE URBAN RENEWAL SITE OFFICE
581-587 Columbus Avenue
New York, New York 10024
Telephone 873-7800

THE WEST SIDE URBAN RENEWAL AREA

I BOUNDARIES

The West Side Urban Renewal Area is a 20-block area from West 87th to West 97th Streets between Central Park West and Amsterdam Avenue.

II BRIEF HISTORY OF AREA--REASONS FOR ITS DECLINE

The chief cause of the area's decline was a terrible overcrowding of the housing stock. Only one new apartment building had been built in the area since 1933; yet, after World War II more than 12,000 new families moved into the neighborhood. To accommodate these families, landlords carved up their buildings for maximum profit and converted many of the apartments into single rooms. Often an entire family occupied a single room unit.

The natural results of such overcrowding were deterioration of the housing stock; a tremendous increase in rents because of the influx of families and the continued demand for apartments; a rapid turnover of the population; since people moved out as soon as they could afford to; and a rise in the crime rate.

III ORIGINAL PLANNING FOR THE AREA

In order to prevent a further decline of the area, New York City obtained a Federal grant in 1956, to conduct a study of the neighborhood to devise ways to renew it. After several years of surveys and preliminary plans, a final plan was formulated in 1962. The provisions of this plan are described below.

IV ACQUISITION OF LAND

The plan provided for the city to acquire 521 parcels at an estimated cost of $32,363,675.00. Title to the area was vested with the city on January 31, 1963.

The area includes a total of 115.8 acres -- 31.7 were acquired; 84.1 were not acquired.

V POPULATION STATISTICS

The number of families in the project area as of 1962 was estimated to be 16,465. Of this number, 5,418 families were to be rehoused; approximately 4,000 families and 1,000 single persons. A total of 4,295 families was estimated to be eligible for Public Housing.

The population at the completion of the project will be the same as it was at the project's beginning -- that is, close to 40,000.

VI DEVELOPMENT PLANS FOR THE PROJECT

A. Staging

The project area was divided into three stages. The first extends from 97th to 93rd Streets; the second from 93rd to 90th Streets; and the third from 90th to 87th Streets. The purpose of the staging was to facilitate relocation. The plan was to relocate the residents from Stage I into temporary housing in Stage II and III; clear and redevelop Stage I; move those who had moved from Stage I along with many others from Stage II and III back into the completed housing in Stage I; and to develop Stages II and III in the same manner. It was the planners' hope that the staging would keep dislocation of the population to a minimum and would enable all who chose to do so to remain within the area during redevelopment.

B. Housing Plans

The plan for the West Side calls for a combination of three processes: clearance and redevelopment, rehabilitation, and conservation. This marks the first time that an urban renewal project is not to be one of total clearance.

The buildings to be rehabilitated are mainly the brownstones along the side streets. They will be reconverted from single-room occupancy units to class A apartments.

The conservation structures are primarily the elevator apartment buildings bordering Central Park. These are of a sufficiently high standard so that extensive remodeling is not necessary.

The buildings to be demolished and redeveloped are those that can not be feasibly rehabilitated.

The new buildings will be a combination of fully tax-paying, middle-income and low-income housing. The original plan formulated in 1958 called for several fully tax-paying structures and for the development of only 400 low-income units. However, because of intense community pressure, the present plan includes only three fully tax-paying buildings, which is subject to change and a commitment by the city to the community to construct a minimum of 2,500 low-income apartments.

C. Schools and Parks

The construction of parks and playgrounds is an integral part of the West Side plan.

Although plans are still being formulated, there is a possibility that six new schools, both private and public; will be constructed in the area; one of these has already been built; one is presently under construction; four are still in the planning process.

D. Street Improvements

The West Side plan provides for the first comprehensive, community-wide street improvement program in New York City. Neckdowns -- 6½ foot projections of the sidewalk into the road -- will be built on most of the side streets. Their purpose is dual; to discourage vehicular traffic and to provide well land-scaped public spaces for residents of the block. New lighting, sidewalk repaving and the planting of trees along Columbus Avenue are additional street improvements scheduled to be implemented on the West Side.

-continued-

VII PROGRESS TO DATE

As of January 1969, Twelve (12) Sites have been completed. These include Eight (8) middle-income buildings and Four (4) public housing projects. Construction is presently proceeding on Four (4) middle-income projects. The remaining sites are in various stages of planning and processing.

Broken down into dwelling units, there are 1,769 middle-income units (approximately 20% of these are inhabited by low-income families) and 1,230 public housing units already completed.

The originally estimated completion date of the project was March, 1969. 1973 is now cited as the probable time of completion. The reasons for this delay are many. However, the problem of satisfactorily relocating the areas population in accord with the city's commitments is the primary cause of delay. Staging; attempting to temporarily on-site families so as not to necessitate their moving off the site while construction is in process; promising to provide satisfactory housing for all of those living in the area when the city took title who wanted to remain -- these are all aspects of the relocation process contributing to the delay.

While it is true that a delay of almost Four (4) years results in greatly increased construction costs and therefore higher rents, this cost must be measured against the social benefits resulting from disrupting the population as little as possible and proving new housing for those whose homes were torn down.

VII COMMUNITY PARTICIPATION

The West Side community is represented by Strycker's Bay Neighborhood Council -- a federation of over Sixty (60) member groups and individual members. The Council consistently and effectively represents the interests of the poor in the area regarding the urban renewal plan. Largely because of their efforts, the number of low-income units was raised from 400 to the present commitment of 2,500.

Strycker's Bay plays a vital part in revising the project's plans in order to render them more relevant to the needs of the area's population. Although Strycker's Bay and New York City frequently come into conflict with each other, there is a high level of cooperation between them. The Council's leaders are consulted regarding every aspect of the urban renewal plan which will affect the population.

IX CONCLUSION

The anticipated result of the West Side Urban Renewal project will be an economically and ethnically integrated population. The project will demonstrate that a new niehgborhood can be constructed without blasting the old neighborhood -- with both its good and bad points -- off the map. Diversity in both housing and people will characterize the completed project.

E-748

PLAINTIFF'S EXHIBIT 66 - HOUSING AND DEVELOPMENT ADMINISTRATION - WEST SIDE OPERATIONS BULLETIN NO. 23 - REHABILITATION PROCEDURES

The City of New York
HOUSING AND DEVELOPMENT ADMINISTRATION

February 23, 1968

WEST SIDE OPERATIONS BULLETIN NO. 23

Subject: Rehabilitation Procedures

The basic function of the Rehabilitation staff in the West Side office is to provide technical advice and guidance to property owners and sponsors in accomplishing the rehabilitation of buildings in the Urban Renewal Area. FHA or Conventional financing is arranged and architectural assistance is provided.

1. Interviewing and Counseling Sponsors and Property Owners:

A comprehensive explanation of the Urban Renewal Plan to each Sponsor clearly sets forth the objectives of the program. The intentions and requirements of the Sponsor are discussed to ascertain his compatability with the Plan and his financial capacity to produce the required rehabilitation. Additional explanation and discussion includes FHA architectural and financial criteria, a briefing of FHA insurable mortgage loans, and the specific application of Sections 220(d) 3B, 220H and 312. The accepted method of relocating present tenants and the tax benefits available under Section J51-2.5 of the Administrative Code are explored in detail. Financing the FHA Mortgage Loan thru the Banking Consortium is explained and encouraged.

2. Preparation of Preliminary Sketches:

After a determination of apartment layout and distribution is agreed upon, the staff architect prepares preliminary sketches for the sponsor. This usually involves inspection and measurement of the building or obtaining the block and lot file from the Dept. of Buildings. Preliminary mortgage information is prepared for the Sponsor at this time, based on these architectural sketches.

3. Filing of Pre-application Mortgage Analysis with FHA:

Should the Sponsor desire to proceed with FHA financing based on preliminary information given him, a request for pre-application analysis is made to FHA. The following documentation is filed with FHA for pre-application analysis:

FHA FORM 2012	- Request for Pre-application Analysis of Multifamily Housing Proposal
FHA FORM 2012-R	- Supporting Data on Rehabilitation Projects
FHA FORM 2010	- Equal Employment Opportunity Certification
FHA FORM 2438-A	- Report on Pre-application Review

If the Sponsor wants a Conventional mortgage (non-FHA) several lenders are recommended as possible mortgagees and appropriate entrees are arranged.

4. Results of FHA Pre-application Analysis:

The results of an FHA pre-application analysis are reported within two weeks. The Sponsor is notified of the various applicable mortgage criteria and is invited to submit a formal application to the FHA. (NOTE: If the building to be rehabilitated is acquired from the City of New York, HUD Form H-6004 or H-6004-A must be filed at this time.) In situations where the proposed mortgage appears to be insufficient, discussions are held on the possibilities of architectural redesign with a view toward improving the mortgage.

5. Formal Application to FHA for Mortgage Insurance:

When the Sponsor is prepared to file an application with the FHA, the Rehabilitation staff provides assistance in preparing and filing the following exhibits:

-FHA FORM 2013 - Application - Project Mortgage Insurance
-FHA FORM 2417 - Personal Financial and Credit Statement
-FHA FORM 2004 C-2- Agreement to Certify Actual Costs
-FHA FORM 2530 - Previous Multifamily Participation Certificate
-FHA FORM 2435 - Outling Specifications - Multifamily Projects
-Preliminary ½" Working Drawings
-Legal Description of Site (from Deed)
-Statement regarding Deed Restrictions
-Covenants or Easements
-Statement of Ownership from present owner
-Affidavit of current existing mortgages
-Conformed copy of Contract of Sale

Additionally, the Sponsor's architect files four (4) sets of preliminary working drawings with the West Side rehabilitation staff for architectural approval and for a determination of the Sponsor's eligibility for tax benefits. The rehabilitation staff will collect the Sponsor's FHA application fee, request the mortgagee execute the appropriate documents and file the completed application package with FHA.

6. Relocation Survey - Maximum Estimated Relocation Cost:

Upon written request, the West Side Relocation Services staff will survey the tenancy in the building to be rehabilitated to determine the maximum estimated relocation cost. The Sponsor is advised of this cost by the

-continued-

Rehabilitation staff, and asked to submit a certified check in the estimated amount and to sign the voluntary rehabilitation agreement. The check is forwarded to the central office of the Department of Relocation and Management Services for deposit, and the West Side Relocation Services staff begins to carry the new workload(see Bulletin #).

7. FHA Pre-Commitment Conference:

Prior to publishing the commitment, the FHA notifies the West Side rehabilitation staff of the commitment amount. The Sponsor may, at this time, request a conference with FHA for any further discussions deemed necessary.

8. FAH Commitment:

The FHA issues the commitment to the proposed mortgagee and a copy is forwarded to the West Side rehabilitation staff. The commitment is reviewed for verification of mortgage criteria and the borrower and his attorney are notified of the final commitment amount. A copy of the commitment document is forwarded to the proposed permanent mortgagee together with copies of FHA Forms 2264, 2264-A 2417 and 2013.

9. Approved FHA Minimum Rents for Tax Abatement:

A copy of the FHA commitment is forwarded to the Central Office of the Department of Rent and Housing Maintenance requesting approval of the FHA minimum tax-abated rent schedule.

10. Prior Opinion for Tax Benefits:

The Sponsor is advised to file a Prior Opinion Request with the Department of Rent and Housing Maintenance for a preliminary determination of eligibility for tax benefits.

11. Letter of Eligibility for Tax Benefits to FHA:

The FHA requires a certification from HDA that the Sponsor is eligible for tax benefits. This certification is part of the closing documents required of the FHA and is forwarded to FHA at this time together with copy of the Department of Rent and Housing Maintenance letters approving minimum tax-abated rents.

12. FHA Closing:

An initial closing is held at the FHA offices after a complete review of HDA files for technical sufficiency, and to ascertain the availability of all documents and

-continued-

exhibits required of the owner, architect, attorney, general contractor, title and bonding company etc. The property to be rehabilitated must be vacant before a closing can be held. All closings are attended by a representative of the rehabilitation staff.

13. Construction:

Periodic inspections are made of property under construction, and Certification of Advances by lender are approved. Upon completion of construction, the property is inspected for compliance with plans and specifications, and certification is made to the Central Office. A record of vital statistics is maintained on each property, including the date and number of the Certificate of Occupancy. This record enables the preparation of accurate monthly and semi-annual reports.

14. Filing for Tax Benefits:

The Sponsor must file for tax benefits during the period February 1st - March 15th. Tax-abated rents would then be effective the following July 1st.

15. Addendum; the Rehabilitation Staff:

1. Conducts training sessions, briefings and tours of the West Side Urban Renewal Area for various officials.

2. Cooperates with City agencies and civic groups in briefings, preparation of special reports and exchange of vital statistics.

3. Prepares and maintains current charts, diagrams and photographs for numerous briefings and tours for representatives of Foreign Professional Architectural Groups, Foreign Bankers Groups, Builders Associations and other visitors.

4. Advises and recommends changes to the Urban Renewal Plan because of changes in over-all economic and social conditions.

5. Maintains a continuous review of technical and professional publications for improved methods, techniques and new materials in the Architectural Engineering Field for the purpose of determining the acceptability of the latest improvements into the joint West Side Urban Renewal Area - FHA Standards & Criteria Manual.

E-752

PLAINTIFF'S EXHIBIT 67 - HOUSING AND DEVELOPMENT ADMINISTRATION - WEST SIDE URBAN RENEWAL FACT SHEET

The City of New York

HOUSING AND DEVELOPMENT ADMINISTRATION
JASON R. NATHAN, *Administrator*

West Side Urban Renewal
581 COLUMBUS AVENUE
NEW YORK, NEW YORK 10024 Tel.: 873-7800

WEST SIDE URBAN RENEWAL AREA

FACT SHEET

1. BOUNDARIES

North - West 97th Street
East - Central Park West
South - West 87th Street
West - Amsterdam Avenue
Area - 20 Square Block - total acres - 11.8-acres acquired-84.1

2. CHRONOLOGY

A. Survey and Planning Application Submitted to HHFA - June 26, 1958
B. Approved by HHFA - January 20, 1959
C. Part I Final Project Report Submitted October 31, 1960
D. Approval of Part I by HHF August 7, 1961
E. Title Vested - January 31, 1963
F. Original plan revised four times. Fifth revision submitted October 30, 1969

3. TYPES OF RENEWAL ACTIONS IN PROCESS

A. Clearance and Redevelopment: Involves demolition of 560 buildings, principally old law tenements to be replaced by new apartment buildings.

B. Rehabilitation: Program being carried out in areas consisting primarily of Brownstones located along the side streets. There are an estimated 497 buildings contemplated for rehabilitation. Of these, rehabilitation has been completed on 144 and 47 are in various stages of construction at this time. An additional 96 buildings are in various stages of early processing for mortgage commitments or determination of economic feasibility. Of the 47 buildings presently under construction, 36 buildings are being rehabilitated by the New York City Housing Authority to provide additional low-rent Public Housing units in the area.

C. Code Enforcement: Prior to rehabilitation all buildings, particularly Class "B" rooming houses, are being subjected to rigorous enforcement of applicable codes and ordinances.

D. Conservation: A program of conservation in structurally sound Class "A" buildings community facilities is being carried out. This program may merely entail a cosmetic treatment to the structure or an improvement such as additional wiring. No relocation is required from these structures.

E. Public Improvements: Public improvements necessary to serve and support the urban renewal area. These include a new elementary school, playground expansions, improved street treatments with attractive landscaping and the replacement of obsolete utility lines.

4.	Dwelling Units in Clearance or Rehabilitation Buildings on the Workload of the Department of Relocation	6850
5.	Estimated Number of New Dwelling Units to be Constructed	7754
6.	Relocation Statistics - Residential Tenants	
	(a) Families at T.V. Date	4594
	(b) Single Person Roomers at T.V. Date	1117
	(c) Families Relocated to Standard Housing	1900
	(d) Tenants Relocated to Public Housing	1143
	(e) Tenants Relocated - Others	3066**
	(f) Temporary On-Site Moves Within West Side Area	1377***
	(g) Families Remaining On-Site	445
	(h) Single Person Roomers Remaining On-Site	23
7.	RELOCATION STATISTICS - COMMERCIAL TENANTS	
	(a) Commecial Tenants at T.V. Date	502****
	(b) Commercial Tenants Who Moved to Other Locations	157
	(c) Commercial Tenants Who Liquidated	287***
	(d) Temporary On-Site Moves Completed (Includes 15 tenants with commitments in new developments and 3 elderly tenants who wish to remain in business a few years longer.)	18
	(e) Commercial Tenants moved to new buildings in the West Side Urban Renewal Area	12
	(f) Commercial Tenants Remaining	58

-continued-

* Approximately 800 units in redevelopment and rehabilitation buildings were vacant, mostly single rooms in rooming houses.

** Includes persons moved - unknow, deceased, institutionalized and evicted, subst. P.A.H. LPH-RFP

*** Temporary On-Site moves for purpose of consolidating partially vacated buildings, to remedy conditions of overcrowding, health and other hazards pending completion of new developments. Most of these tenants were On-Site to hold for the new housing.

**** Includes 139 rooming houses.

8. NEW DEVELOPMENTS

a. Public Housing

Constructed and Occupied	Units	
Wise Towers	399	
120 West 94th Street	70	
74 West 92nd Street	168	
589 Amsterdam Avenue	158	
Rehab. (48-54 West 94th Street)	40	
36 Brownstones	236	
DeHostos (P.S. 93 Site)	223*	
830 Amsterdam Avenue	159**	1453
In Planning (Site 4)		300
Total Public Housing Units		1753

Other Low-Income Housing

Minimum units from Leased Public Housing Program	472	
Minimum skewed units in cooperative	174	
Minimum units from State Capital Grant Program	245	
Minimum units from Federal Rent supplement program	38	929
Low-Income Grant Total		2782**

* Building constructed outside of the perimeter of the project boundries.

** Commitment for Low-Income housing is 2508 units.

-continued-

b. Middle Income Housing (Rental and Cooperative)

9 developments constructed and occupied	1802
8 developments under construction	1642
10 developments in planning	2860
Total middle income units	6304

9. MIDDLE INCOME HOUSING (Rental and Cooperative)

(a) Constructed and Occupied

Site	Units	
1, 2 and 3	417	
8	207	
11	193	
12	189	
13	245	
14	120	
16	161	
17	235	
18	35	
		1802

(b) Under Construction

5	216	
6	247**	
7	228	
10	248	
21	202	
22	123	
24	199**	
31	179	
		1642

(c) 3 developments in late planning 618

(d) 11 developments in early planning 2242

6304

10. The West Side Urban Renewal Project had many firsts both in the City of New York and in urban renewal throughout the United States.

This was the first urban renewal project in the City of New York to obtain federal approval for a social work staff to work in conjunction with the Relocation staff to aid tenants in overcoming social problems through short term casework and referral to other agencies.

-continued-

It was the first project in the City of New York using the concept of on-siting eligible tenants, in order to hold them in the neighborhood until the new structures could be completed, so that the tenants might move into the new structures without having to leave the area.

It was the first project in the City of New York where special programs were put into effect to aid the tenants in many areas. These projects were, Phoenix, Hercules and Janus. These programs dealt with urban living and the care of apartments, employment training, and aid to the elderly.

The West Side Urban Renewal Project was the first project in the United States to develop the concept of on-site commercial relocation so that a business might remain within the area, retaining its good-will, until the new structures were completed. This enabled businesses to move into the new structures without a break in their relationships with their customers.

The West Side Urban Renewal Project was the/or 30% first project wherein the contracts with the redevelopment sponsors required that 20% of the units to be built were to be rented under various special subsidy programs to make them available for low-income families, so as to further the aim of economic and ethnic intergration within the new middle income structures.

All these programs have been carried out with the aim of alleviating hardship to the tenants, both residential and commercial and these projects have been successful.

On the West Side Urban Renewal Project a close working relationship has been established with the various community and neighborhood groups so that the development of the project has encompassed the wishes and desires of these interested parties. A Citizen Advisory Board was set up which worked closely with the City in a duel capacity. As a watchdog of the City's actions and as an aid to the City in attempting to overcome serious problems which individual tenants might have encountered.

All of the remaining 458 residential are expected to be rehoused in the nine middle income developments now under construction (under the middle income Leased Public Housing or Capital Grant Programs) or in the Public Housing buildings slated for Site 4.

The balance of the housing will available for those tenants that moved away and wish to return to this area.

b. Middle Income Housing (Rental and Cooperative)

9 developments constructed and occupied	1802
8 developments under construction	1642
10 developments in planning	2860
Total middle income units	6304

9. MIDDLE INCOME HOUSING (Rental and Cooperative)

(a) Constructed and Occupied

Site	Units	
1, 2 and 3	417	
8	207	
11	193	
12	189	
13	245	
14	120	
16	161	
17	235	
18	35	
		1802

(b) Under Construction

5	216	
6	247**	
7	228	
10	248	
21	202	
22	123	
24	199**	
31	179	
		1642

(c) 3 developments in late planning 618

(d) 11 developments in early planning 2242

6304

10. The West Side Urban Renewal Project had many firsts both in the City of New York and in urban renewal throughout the United States.

This was the first urban renewal project in the City of New York to obtain federal approval for a social work staff to work in conjunction with the Relocation staff to aid tenants in overcoming social problems through short term casework and referral to other agencies.

-continued-

It was the first project in the City of New York using the concept of on-siting eligible tenants, in order to hold them in the neighborhood until the new structures could be completed, so that the tenants might move into the new structures without having to leave the area.

It was the first project in the City of New York where special programs were put into effect to aid the tenants in many areas. These projects were, Phoenix, Hercules and Janus. These programs dealt with urban living and the care of apartments, employment training, and aid to the elderly.

The West Side Urban Renewal Project was the first project in the United States to develop the concept of on-site commercial relocation so that a business might remain within the area, retaining its good-will, until the new structures were completed. This enabled businesses to move into the new structures without a break in their relationships with their customers.

The West Side Urban Renewal Project was the/or 30% first project wherein the contracts with the redevelopment sponsors required that 20% of the units to be built were to be rented under various special subsidy programs to make them available for low-income families, so as to further the aim of economic and ethnic intergration within the new middle income structures.

All these programs have been carried out with the aim of alleviating hardship to the tenants, both residential and commercial and these projects have been successful.

On the West Side Urban Renewal Project a close working relationship has been established with the various community and neighborhood groups so that the development of the project has encompassed the wishes and desires of these interested parties. A Citizen Advisory Board was set up which worked closely with the City in a duel capacity. As a watchdog of the City's actions and as an aid to the City in attempting to overcome serious problems which individual tenants might have encountered.

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The balance of the housing will available for those tenants that moved away and wish to return to this area.

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PLAINTIFF'S EXHIBIT 69 - PUBLICATIONS

P-69

Publications:

P-69

Academy of Political Science, November 1973, "Governing the State: Housing: Programs, Policies and Politics, 30 pp.

American Real Estate and Urban Economics Association Journal, Fall 1973, "The Role of State Housing Finance and Development Agencies in Future Federal Housing Programs," pp.

U.S. Department of Housing and Urban Development, Report, The Federal Role in Rehabilitation and Neighborhood Preservation, June 15, 1973, iii + 60 pp.

Land Economics, November 1972, Vol. XLVIII, Number 4, "Federal Housing Policies: Subsidized Production, Filtration and Objectives: Part I" ; Part II, May 1973, Vol. XLIX, No. 2.

Ford Foundation Advisory Planning Group, Calcutta, India (with G. Thomas Kingsley): A Housing Program For Metropolitan Calcutta, v + 99pp., March 1971

American Institute of Planners, The 1970 Census of Housing: Does it meet Data Needs for Housing Programs and Policy? Paper, Annual Conference, San Francisco, October, 1971

Institute of Public Admin.: "Housing: Economic Facets of New York City's Problems", pp. 297-348, in Agenda for a City, Issues Confronting New York, edited by Lyle C. Fitch and Annmarie H. Walsh, Sage Publications, California, 1970

American Statistical Association: The Uses of Housing Quality Data in Public Policy Formulation, (Paper--Annual Meeting, Pittsburgh, Pennsylvania, August 1968)

National Commission on Urban Problems: Research Report #10, Urban Housing Needs through the 1980's, xxi + 92, U.S. Government Printing Office, Washington, D.C., 1968

Urban Studies, Vol. 3, Number 2, June 1966: Housing Policy Goals and Housing Market Behaviour: experience in the United States: Pub: Oliver & Boyd, Ltd.,Edinburgh and London

Journal of the American Institute of Planners, Vol. XXXI, No. 3, August 1965: Housing Policy Goals and the Turnover of Housing, pp. 232-245

New York City Rent and Rehabilitation Administration, People, Housing and Rent Control in New York City, June 1964, viii + 209

Journal of American Institute of Planners, Vol. XXIX, No. 1, February 1963: The Increased Utility of the 1960 Housing Census for Planning, pp. 40-47.

American Statistical Assn.: Components of Change in the Nation's Housing Inventory in Relation to the 1960 Census (Paper presented at annual meeting, December 28, 1959)

State of New York, Temporary State Housing Rent Commission: People, Housing and Rent Control in Buffalo, 1956, xii + 139pp.

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PLAINTIFF'S EXHIBIT 70 - KRISTOF
MEMO & THREE SCHEDULES

Re: Trinity House v. Romney, et al

STATEMENT OF FRANK S. KRISTOF, 17 MAY 1974

At the request of the Court and the Defense Counsel, Mr. David Land, I have prepared three tables that summarize key data provided to me in three exhibits cited by Mr. Land which he requested that I verify and make some comments about the information.

Table 1 shows the distribution by race and color of the number of persons in New York City, Manhattan, Manhattan Community Planning District No. 7 and the West Side Urban Renewal Area about which I made some rough estimates in my testimony. These data now are accurately shown from 1970 Census data. The data show that the minority population in Manhattan is somewhat higher than that for the City. This is primarily due to the fact that Harlem's boundaries, which include a virtually 100 percent minority population, have been extended considerably since 1960. Central Planning District No. 7, which may be termed the Mid-West Side, has a minority population of 26.8 percent. The Mid-West Side is on the whole a relatively affluent area , as reflected by a family median income of $11,254 in 1970, clearly above the median for both Manhattan and the City. Incomes of the substantial minority population resident in this area also reflect higher median incomes than for the City. The West Side Urban Renewal Area which has progressed substantially towards completion reflects an even higher median income than its surrounding Mid-West Side area. Its racial and ethnic distribution is not substantially different than that of the entire Mid-West Side area. The Black population is 1.8 percent less while the Puerto Rican population is virtually the same.

In terms of the number and percent of poverty families, both the Mid-West Side area and the West Side Urban Renewal Area have a substantially lower proportion of poverty families than the City and the Borough of Manhattan. This is related to the fact that, as the proportion of minority families increases, the percentage of poverty families also increases.

In one respect the Mid-West Side departs from its generally more favorable economic and social picture in the number and percentage of single parent families with a female head and children under 18. For New York City the proportion is 4.8 percent and for Manhattan 5.6 percent. For Manhattan's CPD #7, however, the percentage is 9.7 percent. On the other hand, it is only 3.0 in the West Side Urban Renewal Area, a figure clearly in contrast with its larger surrounding area.

Table 2 is in response to the request of the Court that I provide updated figures for the racial distribution of households in New York City. The purpose of this was to update Table 10 of my monograph on the economic facets of New York City's housing problems. As may be noted, the percentage distribution of the population did not change perceptibly between 1968 and 1970. It should be observed that the 1968 figures came from a small sample and contain a fairly larger sampling error, which is to say that the 1968 percentage figures for white persons could contain an error of 2 to 3 percent because of sampling error. The nonwhite and Puerto Rican figures correspondingly could be wrong by as much as 1.0 percentage points due to sampling error.

Table 3 contains data that were extracted from Table R-2, page 7, of the exhibit turned over to me for examination which was prepared by Messrs. Hart, Kavatsky and Stubee. It should be noted that the essential thesis of this consultant report was concern that "the rapidity and extent of change has made heavy inroads on this prized diversity. Present development trends threaten if left unchecked to turn the West Side into a predominantly affluent, predominantly white enclave." The "prized diversity" referred to the "many West Side residents who have long valued the area's social and economic diversity." The consultant's discussion of "rapid change" relies heavily on the estimated 1970 figures published in the 1969 Plan for the City of New York which necessarily required estimates of 1970 composition of the population. These estimates forecast sharp changes in the relative distribution of white, Black and Puerto Rican population by 1970.

As the actual 1970 Census figures show, there have been changes but they in no way substantiate either the forecast trends or a loss of the "prized diversity" in the Mid-West Side. While there was a substantial drop in Puerto Rican population, this was offset by a slight increase in Black population. In percentage terms the latter increase was substantial because it occurred in face of a larger numerical decrease in both white and total population.

To the extent that the authors of this report relied upon the Planning Commission's estimates, the thesis that this area will lose its racial and ethnic diversity is unsubstantiated. That the area is becoming more affluent is true although the evidence

shows that this affluence also is shared by the Black and Puerto Rican populations.

Table 1.--BASIC DEMOGRAPHIC AND ECONOMIC DATA FOR NEW YORK CITY, MANHATTAN, MANHATTAN COMMUNITY PLANNING DISTRICT NO. 7 AND WEST SIDE URBAN RENEWAL AREA (Census Tracts 173, 177, 181): 1970

	New York City		Manhattan		Manhattan CPD #7		West Side URA	
	(000) Number	Percent	(000) Number	Percent	(000) Number	Percent	Number	Percent
Number of persons	7,895	100.0	1,539	100.0	212.4	100.0	25,548	100.0
White	5,344	67.7	928	60.3	155.4	73.2	19,305	75.6
Nonwhite	739	22.0	426	27.7	35.6	16.8	3,826	15.0
Puerto Rican	812	10.3	185	12.0	21.4	10.1	2,417	9.5
Households	2,836		687		104.3		11,593	
Total families	2,059		360		49.1		6,354	
Poverty families	237	11.5	47	13.1	4.3	8.7	498	7.8
Median income:								
Families	$9,682		$8,983		$11,254		$12,713	
Unrelated individuals	$4,050		$5,108		$ 5,528		$ 5,856	
Family & unrelated individuals	$7,679		$6,718					
Single-parent families with female head and children under 18	99	4.8	20	5.6	4.8	9.7	188	3.0
Median income of families:								
White	$10,424		$10,620		$12,399			
Negro	$ 7,150		$ 6,550		$ 7,355			
Puerto Rican	$ 5,575		$ 5,543		$ 5,989			

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Table 2.--1970 DATA FOR RACIAL DISTRIBUTION OF HOUSEHOLDS IN NEW YORK CITY--UPDATE OF TABLE 10, P. 28, KRISTOF MONOGRAPH--HOUSING: ECONOMIC FACETS OF NEW YORK CITY'S PROBLEMS

Subject	1970		1968		1960		1950		Change, 1950-197	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
All households	2,836	100.0	2,767	100	2,655	100	2,358	100	478	20
White	2,088	73.6	2,068	75	2,147	81	2,113	90	-25	-1
Nonwhite	523	18.4	474	17	352	13	192	8	331	172
Puerto Rican	225	8.0	226	8	[illegible]	6	53	2	172	325

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Note: All figures are independently rounded, therefore detail may not add to totals.

Source: U.S. Bureau of the Census, 1950, 1960 and 1970 Censuses of Housing; 1968 Census Housing and Vacancy Survey, New York City.

Findings and Recommendations

The major conclusions that can be drawn from the West Side Urban Renewal Study may be summarized as follows:

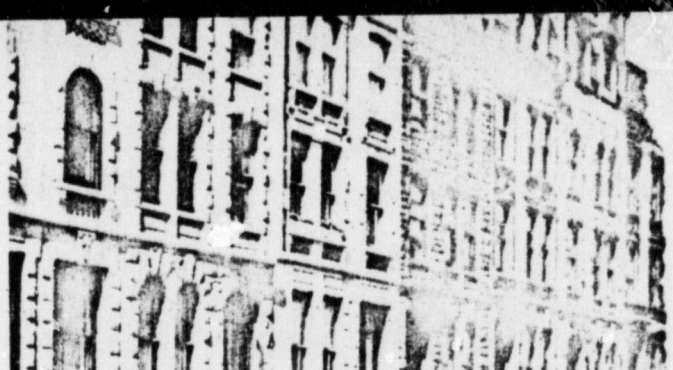
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Table 3.--MID-WEST SIDE POPULATION TRENDS

	1960		Est. 1970		Actual 1970	
	Number	%	Number	%	Number	%
Total	254,000	100	232,000	100	212,400	100
White	182,880	72	188,000	81	155,400	73
Black	33,020	13	25,000	11	35,600	17
Puerto Rican	38,100	15	19,000	8	21,400	10

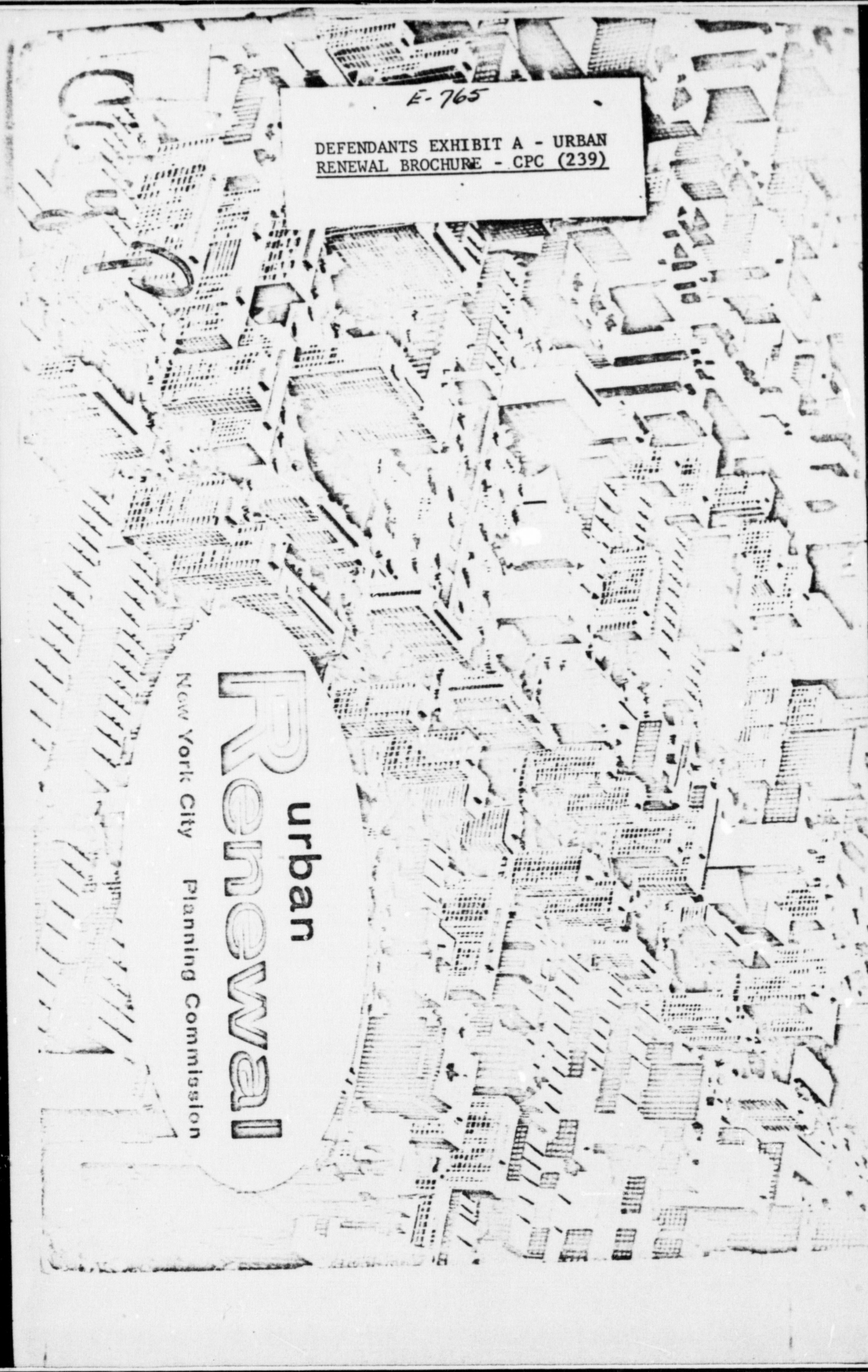
Source: Plan for New York City, Manhattan volume; actual figures from 1970 Census of Population.

Note: The above provides a correction of estimates shown in Table R-2, p. 7, of Volume 1, Reconnaissance and Overview Housing Stabilization District Community Services, Prepared by Hart, Krivatsy, Stubee, Planning Consultants.



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DEFENDANTS EXHIBIT A - URBAN RENEWAL BROCHURE - CPC (239)



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E-766

A REPORT ON THE WEST SIDE URBAN RENEWAL STUDY
TO MAYOR ROBERT F. WAGNER AND THE BOARD OF ESTIMATE OF THE CITY OF NEW YORK,
AND TO THE URBAN RENEWAL ADMINISTRATION.

This study and its first printing were made possible by the Housing and Home Finance Agency, Urban Renewal Administration, through a demonstration grant under Section 314 of the Housing Act of 1954. Mayor Wagner and the Board of Estimate, on May 9, 1958, appointed the Urban Renewal Board of the City of New York to implement the study's recommendations. This printing is sponsored by the Urban Renewal Board without expense to the Federal Government.

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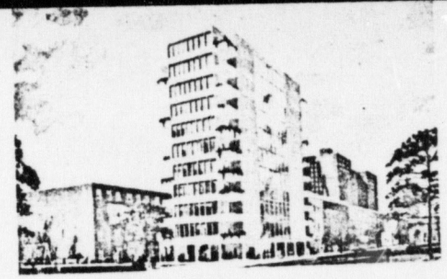
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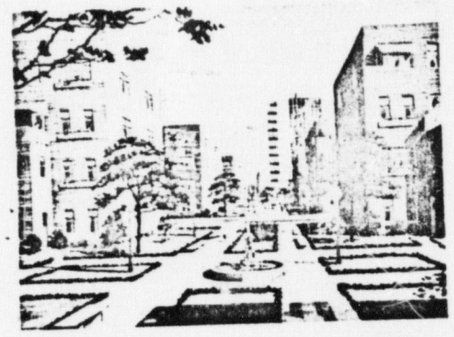
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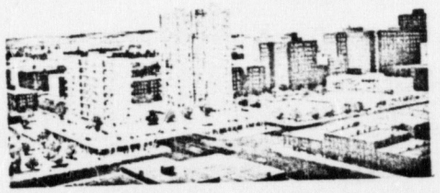
Copies of this report may be obtained at a cost of $1.75 per copy postpaid, from the Urban Renewal Board, 2 Lafayette Street, New York 7, New York

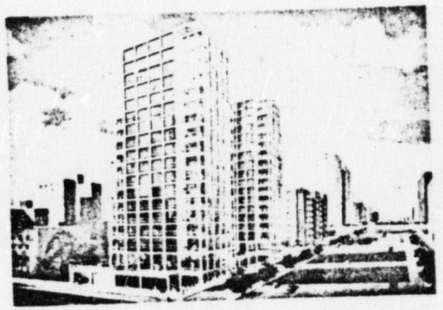
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urban Renewal

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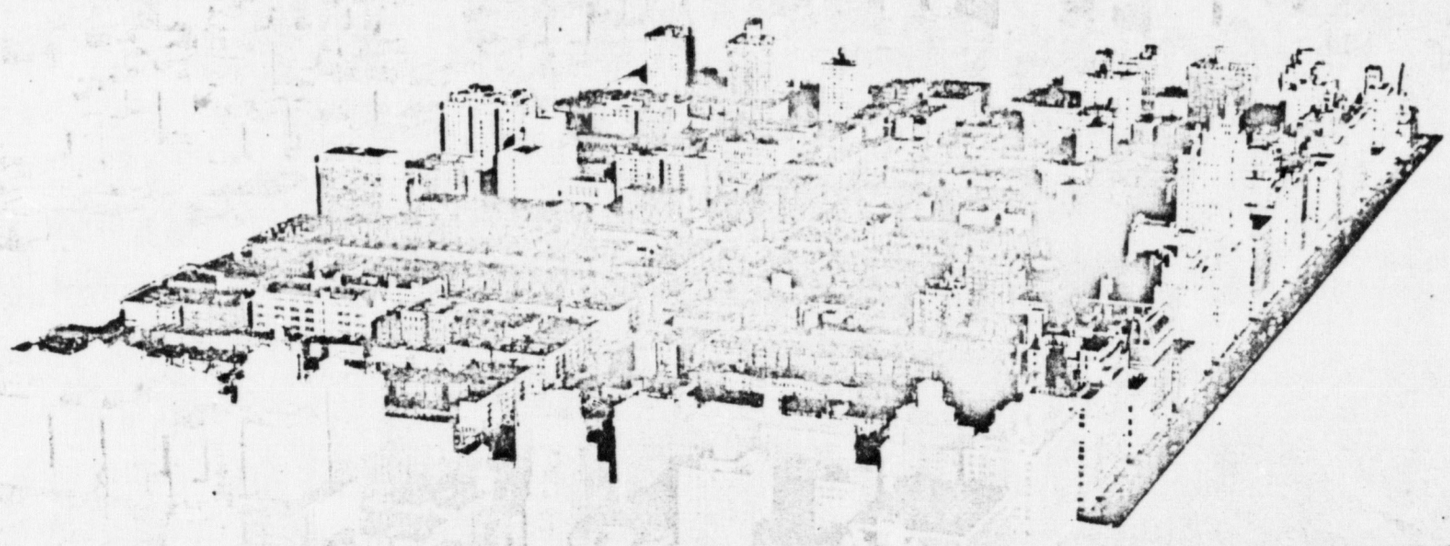
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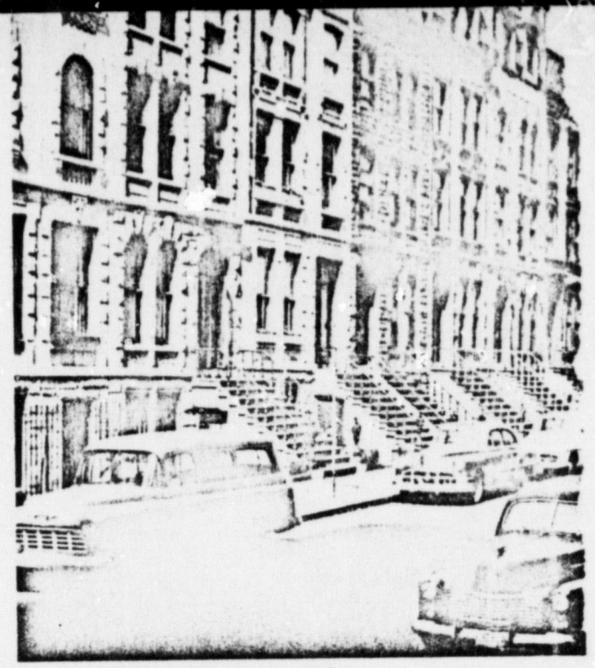
Findings and Recommendations

The major conclusions that can be drawn from the West Side Urban Renewal Study may be summarized as follows:

1. The renewal approach appears desirable, practicable and economically feasible. It holds the promise of arresting the spread of blight that undermines the foundations of a formerly sound and desirable residential area; of developing its high potential for providing the kind of urban housing conditions and environment that will satisfactorily meet the varied needs of a broad cross-section of the population; and of sufficiently strengthening its tax base so that the necessary municipal investment required will be repaid in a reasonable time.

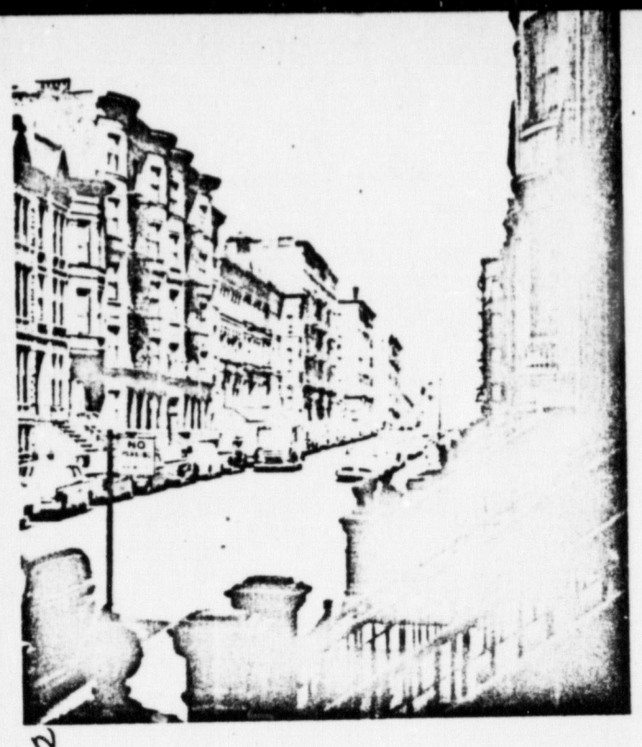
2. Renewal of the type proposed in this report is an important new tool that can be used to excellent advantage within the framework of good city-wide planning, but not as a substitute for such planning. It can in part make use of, and in part supplement, existing housing and slum clearance programs – but it cannot replace them. By "renewing" sections like the Study Area, a renewal program can contribute significantly to the improvement of housing conditions in New York City, but it cannot assure that all our housing needs will be met or that all our housing problems will be solved. For example, the West Side Study clearly brought out the special housing problems faced by Puerto Ricans. Such problems are likely to be found, to some degree, in any area selected for renewal. Renewal of specific areas can offer limited relief at best to the complex problems associated with large-scale in-migration. It does not relieve us of the necessity to seek more fundamental solutions.

3. While renewal offers a sensible and realistic approach to the difficult problems of a deteriorating neighborhood, it is not a panacea. Relocation problems will be eased because clearance is not total and because the renewal process takes place gradually over a period of time. But they will not be eliminated. There will be need to relocate some persons outside the renewal area in order to relieve the overcrowding that contributes to blight; others will be relocated within the area in order to accommodate the renewal process. Effectuation of an urban renewal plan requires a great many individual operations, both large and small, that involve some degree of relocation. As a result, it is desirable that the responsibility for handling all relocation in the renewal area be assigned to a single agency, whether public or private.



Typical Study Area side street, 94th Street, with brownstone houses and an occasional old-law tenement.

4. Any renewal plan should be based on the policy of providing the varied housing facilities needed to accommodate a broad cross-section of the population. Promotion of economically and ethnically integrated neighborhoods is not only a proper objective of a publicly-assisted program, but the best means of assuring balanced, healthy and stable development of the City. Within the framework of such a policy, however, there should be sufficient flexibility so that the proportions of the different types of accommodations provided – public low-rent housing, middle-income co-operative and rental housing, and private rental housing – may be varied according to the conditions and needs of the particular renewal area.



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5. As a rule, tenement rehabilitation in the Area is not practicable. Rehabilitation of tenements involves a high development cost which in turn requires excessive rentals for the type of accommodation provided. Because of better design and comparatively low coverage of lots the prospect of brownstone rehabilitation is more favorable. Under the circumstances primary emphasis should be directed to new construction and brownstone rehabilitation.

6. Uncertainty as to the future of an area is the greatest hindrance to the long-term private investment which is a prerequisite for economic stability and development. A soundly conceived and vigorously administered renewal plan, by guiding and protecting the development of an area, and by making provision for the necessary public facilities and services, can relieve this uncertainty and stimulate the private investment necessary to the success of urban renewal.

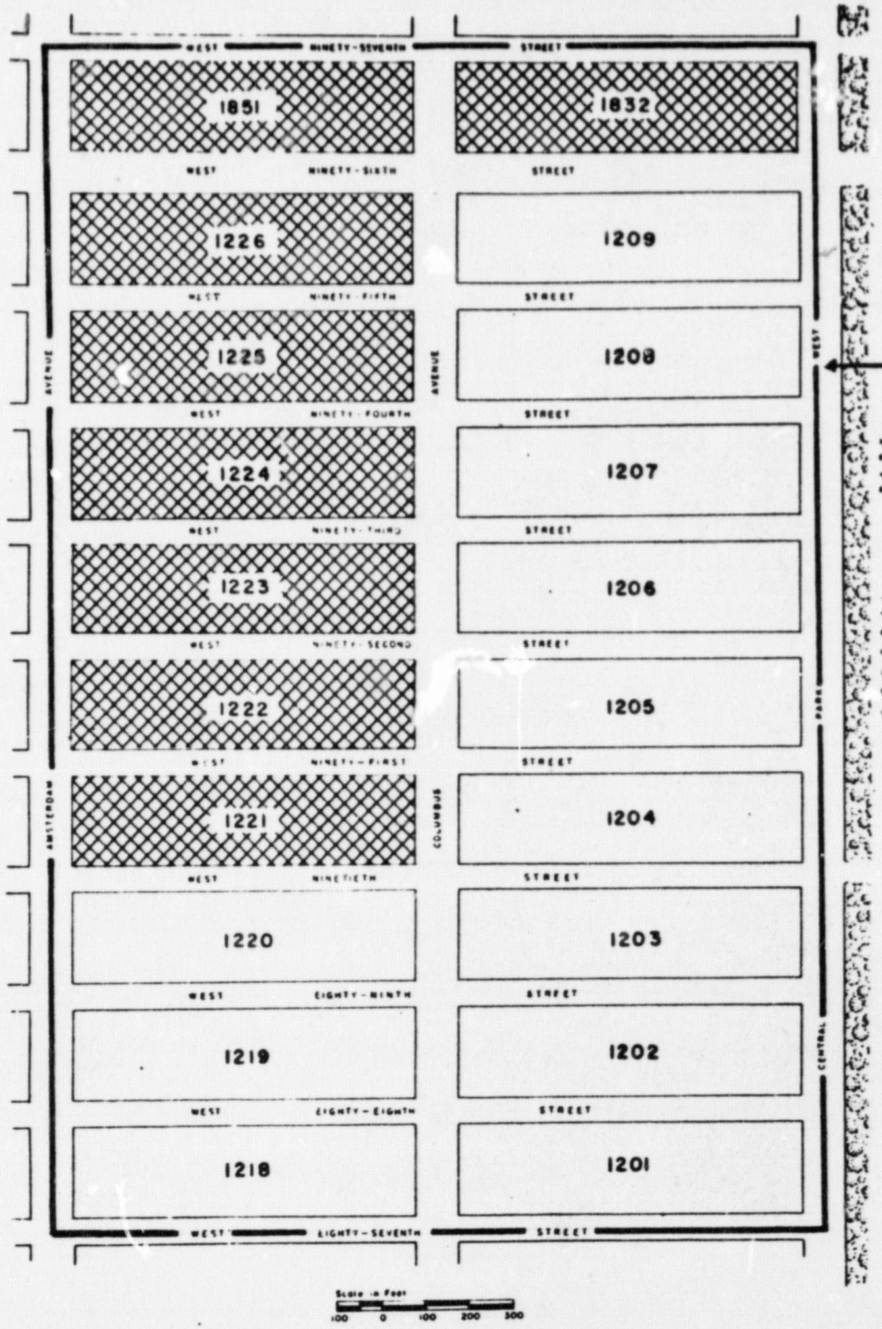
7. An urban renewal program, along the lines indicated in this study, could achieve maximum benefits with the minimum use of governmental subsidies. This is of particular importance at a time when Federal and local funds for such purposes are extremely limited while the demands for them are increasing.

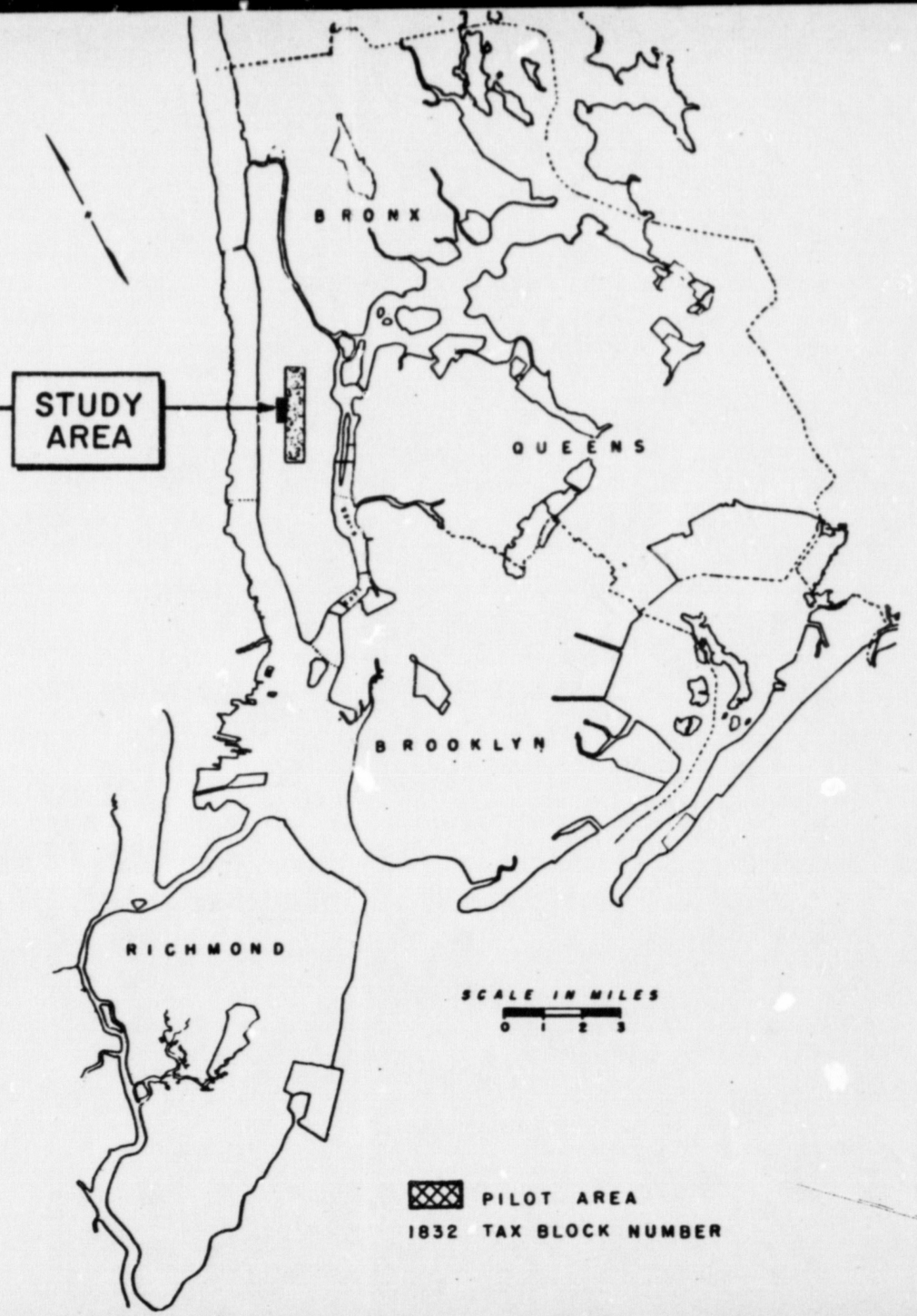
8. Although the need for direct Federal subsidies is minimized in an urban renewal program, the availability of an adequate supply of mortgage money at reasonable rates is crucial. Congress recognized this when it wrote in the provision for special F.H.A. mortgage insurance (Section 220) in renewal areas. A wise and liberal application of Section 220 mortgage insurance is an essential part of a successful renewal operation.

9. Urban renewal requires not merely initial community acceptance and support, but continued community participation. It is, in effect, a program carried out by a partnership of government, private enterprise, and the local community. Although the particular organization for such community participation will vary from city to city, and even from area to area, the West Side Study has convinced us that the means and the desire to participate are available. The citizens' organizations in the area have expressed their desire and willingness to participate in a renewal program.

10. Finally, we would urge that such a renewal program be pressed forward vigorously. This report in no sense constitutes an official renewal plan for New York. The West Side Urban Renewal Study was undertaken for the purpose of exploring the practical possibilities of an urban renewal program which would combine clearance and redevelopment, rehabilitation and conservation, and for helping to determine whether a working program of this type should be undertaken. We think it should, but it rests with the Mayor, the Board of Estimate, and the people of this City to make the final decision after they have had the opportunity to study these findings. In the meantime, in order that momentum not be lost, we recommend that the City request an additional Section 314 grant from the Federal Urban Renewal Administration for the purpose of carrying out a demonstration "brick and mortar" project in the Study Area. This would permit the rehabilitation of a small group of brownstones as well as the provision of public open space along lines suggested by the study. In this way, ideas and techniques developed in this study could be tested and refined in actual operation.

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WEST NINETY-SEVENTH STREET
1851
WEST NINETY-SIXTH STREET
1832
1226
WEST NINETY-FIFTH STREET
1209
1225
WEST NINETY-FOURTH STREET
1208
1224
WEST NINETY-THIRD STREET
1207
1223
WEST NINETY-SECOND STREET
1206
1222
WEST NINETY-FIRST STREET
1205
1221
WEST NINETIETH STREET
1204
1220
WEST EIGHTY-NINTH STREET
1203
1219
WEST EIGHTY-EIGHTH STREET
1202
1218
WEST EIGHTY-SEVENTH STREET
1201
AMSTERDAM AVENUE
COLUMBUS AVENUE
WEST CENTRAL PARK
Scale in Feet
100 0 100 200 300


STUDY AREA
BRONX
QUEENS
BROOKLYN
RICHMOND
SCALE IN MILES
0 1 2 3
PILOT AREA
1832 TAX BLOCK NUMBER



Looking past the brownstones on 88th Street toward the apartment house district west of Amsterdam Avenue.

The Problem—the Challenge

Manhattan Island's Upper West Side, stretching from 59th Street to 125th Street between Central Park and the Hudson River, is one of the most favorably located residential areas in the City of New York. Its natural advantages are enhanced by its proximity to the City's major business, entertainment, and cultural centers. Few areas in the City are better served by public transportation. Central Park West, Broadway, West End Avenue, Riverside Drive, and the major cross-town streets offer stretches of some of the most luxurious apartment houses found in New York. To a considerable extent, the side streets, particularly east of Broadway, are dominated by "brownstones," New York City's private houses of the turn of the century which by design and construction still have the potential for pleasant urban living. It is an area of many fine institutions of learning, culture, and religion; with community facilities and services; with active citizen's organizations and a high degree of civic-mindedness.

By all these criteria the Upper West Side should be a thriving and prosperous neighborhood, returning dividends of good living conditions to its residents, as well as soundness, stability, and a secure economic base to the City. Instead, it is an area in decline. Blight has set in and its spread is marked by excessive population turnover and increasing deterioration and overcrowding of housing. A by-product is congestion of streets, open space, schools and other public facilities. These elements, compounded, breed rising social tensions.

In a way, for all its special attributes, the Upper West Side epitomizes the paradox of the American city today. During a period of prosperity and a rising economy, the great human and material investment made in many of the older, central portions of our cities is deteriorating. At a time when good

housing is desperately needed, when the Congress has set forth as national policy the goal of "a decent home and a suitable living environment for every American family," housing and neighborhoods that meet these specifications are in danger of becoming slums. Without resolute action our assets will turn into liabilities.

Sections like the Upper West Side retain their potential as attractive and desirable residential areas. In the past they provided the housing, the facilities, the amenities to meet the varied needs of a cross-section of our population in a satisfactory and rewarding manner. They can do so again. We cannot wait until our problems are insurmountable, until we have to start all over again. We must learn how to save and make use of the great amount of good that still remains. That is why the Upper West Side was chosen as the locale of this urban renewal study.

The Concept of Urban Renewal

For some time there had been a growing awareness of the threat imposed on our cities by this problem of neighborhood decline, and of the need to find effective means to counter it. Federal programs had concentrated on stimulating new private construction in undeveloped areas through mortgage insurance, on providing decent housing for low-income families and clearing slums through the public housing program, and on encouraging private investment in slum clearance and redevelopment through the Title I Program.

These programs were essential and continue to be needed. Where blight, deterioration, decay, and slums are no longer a threat but a fact, there is little alternative to mass clearance and rebuilding. But, despite the strides we have made since the end of World War II in clearing slums, it will be many years before we can clear and rebuild all existing slum areas. We lack the resources to do the entire job in our day.

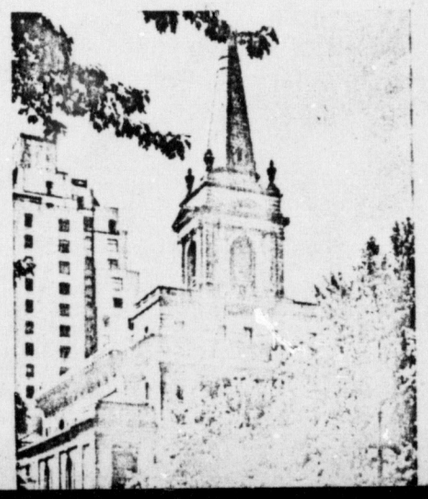
If, meanwhile, nothing is done about the creeping blight which is dragging down formerly good areas, we will find ourselves on a slum treadmill. Much that is good still remains in such areas; their potential for improvement is high. We cannot wait until they have reached the point where mass clearance and rebuilding is the only answer. The waste of human, as well as economic resources, is more than we can afford. Some means must be found to arrest the process of decline and decay, to reverse the course of neighborhood deterioration, before the only answer left us is the bulldozer.

Many attempts were made to find new answers, particularly, since the end of the war. They ranged from carefully worked out neighborhood rehabilitation schemes to fix-up and clean-up campaigns, and pointed to and helped stimulate a growing awareness of the problem. It became increasingly apparent, however, that the problem of the declining neighborhood must be viewed and treated as a whole. The hope of successful treatment required a many-sided but coordinated attack, founded in realism and carried through with determination.

There was no thought that government could or should carry out this attack alone. Its job was to use its power and resources so as to most effectively release and stimulate the necessary private imagination, initiative, and investment required to carry the larger share. It had to make use of such tools and programs as were available and appropriate, and to develop such new ones as were needed. Local government had a key role to play. It had to take leadership in its own area, and provide the high degree of coordination and long-term planning needed. But with the resources of our cities stringently limited, there could be no effective approach to this problem unless the resources of the Federal government were made available.

Old-law tenements on Amsterdam and 95th Street *(below)*; First Church of Christ Scientist, Central Park West at 96th Street *(right)*.







New-law tenement with elevator, 96th Street *(left)*; old-law tenements, Amsterdam at 96th Street *(below)*.



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This developing concept was formally recognized in the urban renewal provisions of the Housing Act of 1954, which extended Federal assistance to a program including rehabilitation and conservation in order to deal effectively with deteriorating neighborhoods as well as those that had already declined to the point where mass clearance and redevelopment were required. It also called on cities to develop a "Workable Program of Urban Renewal" as evidence that they recognized and had formulated a coordinated program to meet the problem of "renewing" themselves on the many fronts required. The recapture of declining neighborhoods was an exciting and promising idea. Would it work?

The Demonstration Study

The path between the conception of a new program and its successful execution is often a difficult one. Could urban renewal, as conceived, get at the real roots of urban decay? Was it possible to enlist and organize the necessary support of a neighborhood over the long haul, as well as in the first flush of enthusiasm? What size or what kind of neighborhood unit was required in which urban renewal might be both effective and manageable? Was rehabilitation, conceived as one of the major elements of an urban renewal program, either economically feasible or socially desirable? Were the guarantees and incentives adequate to stimulate the required large-scale participation of private initiative and investment? Were the supporting Federal programs boldly enough conceived and administered? Would the final results justify the investment of time, energy, and money required to bring them about?

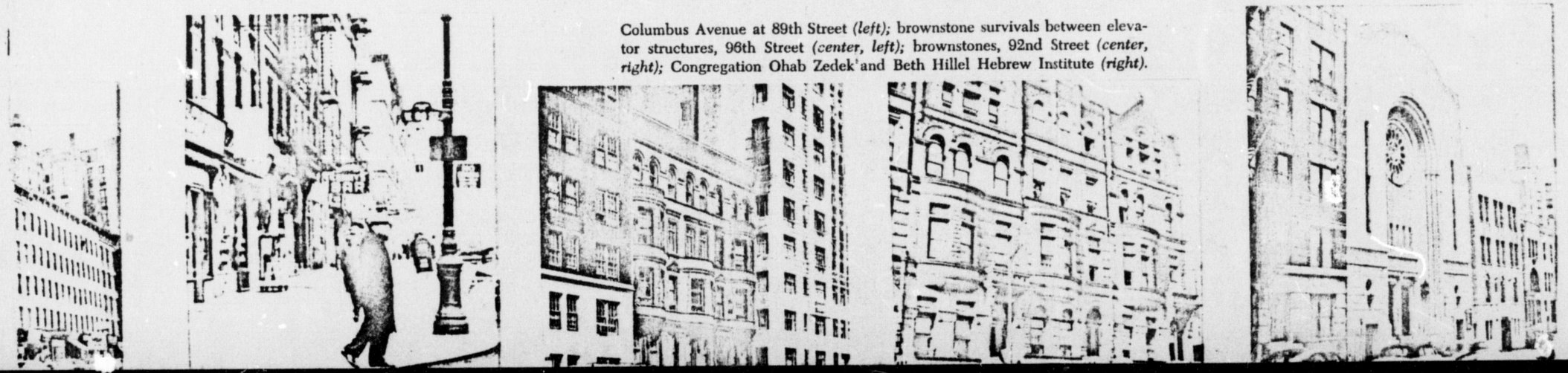
These were the questions to which no one had sure answers. Wisely, the Congress included Section 314 in the new Act. This section provided for Federal grants to cities for the purpose of undertaking comprehensive "demonstration studies" in order to find answers to these problems, and to explore the means and technique necessary for an effective urban renewal program.

On the initiative of Mayor Wagner, who desired to broaden further the City's multi-programmed attack on slums and blight, New York applied to the Urban Renewal Administration in Washington for a Section 314 demonstration grant in 1956. The area selected, following a study by the City, State, and Federal agencies most directly concerned with the problem, consisted of twenty blocks bounded by West 87th and 97th Streets, Central Park West and Amsterdam Avenue. It formed a rectangle midway between the northern and southern boundaries of Manhattan's Upper West Side.

The Federal government provided a demonstration grant of $150,000 for the study, which was matched by $75,000 in City personnel services. An informal Urban Renewal Committee was appointed — consisting of the President of the Borough of Manhattan, the Corporation Counsel, the Commissioner of the Department of Buildings, the Chairman of the New York City Housing Authority, and the Commissioner of the New York State Division of Housing, under the direction of the Chairman of the City Planning Commission — to advise on the study. Responsibility for supervising and directing the study and for publishing a final report was assigned to City Planning.

To Find the Facts

The study was organized to find out what was happening in the Study Area and why; and based on those facts to see whether it was possible to develop realistic and meaningful proposals for its renewal. Such proposals as could be developed were intended to shed light not only on the renewal possibilities of the Study Area, but of similar areas throughout the City and in other American cities as



Columbus Avenue at 89th Street *(left)*; brownstone survivals between elevator structures, 96th Street *(center, left)*; brownstones, 92nd Street *(center, right)*; Congregation Ohab Zedek and Beth Hillel Hebrew Institute *(right)*.

well. While they were not to be considered as an official renewal plan, they could provide the basis for such a plan if, as a result of the study, the City decided to institute this type of urban renewal program.

Consultants were retained to make the studies upon which this report is largely based: a detailed survey of the area's population and housing; an analysis of the real estate and mortgage market; an examination of existing community organizations and community needs; and finally, a study of the structural and design possibilities on which economically sound physical renewal plans could be based. In addition, almost every City Department contributed to the study in its own field of special information or expert knowledge. Coordination, special research, and supervision were provided by the Department of City Planning.

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The Facts

The first part of this report deals with the characteristics of the Study Area. While the general picture presented is one of decline, the details from which it is developed do not all point in a single direction. Many strengths as well as weaknesses are revealed. But weakness is presently ascendant. Minus factors are setting the trend and will continue to do so unless checked.

Thirty-nine thousand persons, the population of a small city, live in the twenty-block Study Area. They live in brownstones, the most numerous building type found in the Area, which dominate most of its side streets. They live in walk-up tenements solidly lining Columbus Avenue (one of Manhattan's broad north-south avenues which bisects the Study Area and divides it into two ten-block tiers), and found in substantial numbers on Amsterdam Avenue, its western boundary, as well as on a number of the side streets. And they live in tall apartment houses on Central Park West, on 96th Street – a major crosstown thoroughfare – and scattered elsewhere through the Area.

This mixed housing stock is the product of a half-century of vigorous real estate development and redevelopment. It was generated by the completion of the elevated railway along Columbus Avenue in 1880, given a boost by the opening of the Broadway subway shortly after the turn of the century, and was ended, for all practical purposes, by the Great Depression and World War II.

During the post-war period, when new building activity revived in many parts of the City, construction remained virtually dormant in the Study Area. But the Area's population did not. In the six years from 1950 to 1956, the number of persons living in the Area increased from 33,000 to 39,000, a 16 per cent rise. Equally significant, seven out of every ten families who lived in the Area in 1956 had not lived there in 1950.

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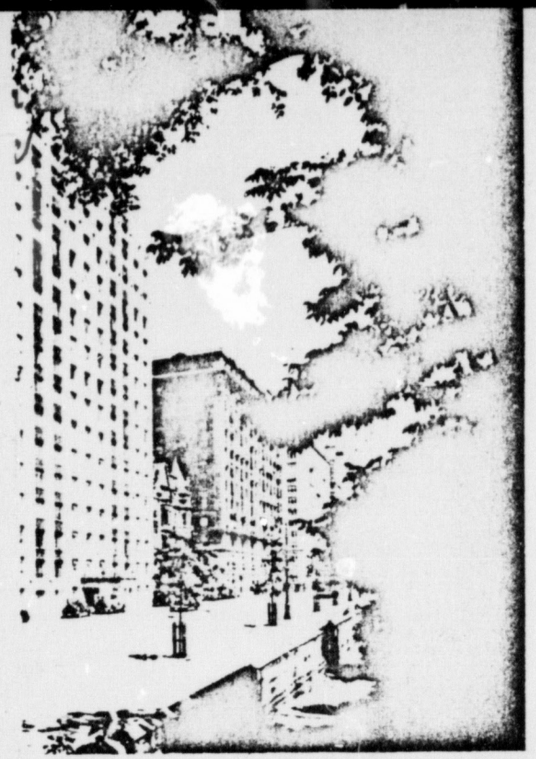
At first glance, there appears to be a relatively simple explanation for this drastic population change. The Study Area, or portions of it at least, has become a kind of reception center for the newest of the large-scale migrations into the City, that of the Puerto Ricans. From 1950 to 1956, the Puerto Rican population of the Area increased almost eightfold, from 1,700 persons to 13,000 persons. Moreover, the Puerto Ricans, because of language and cultural differences, are as conspicuous today as were once the great waves of European migrants, from which most New Yorkers are not too many generations removed.

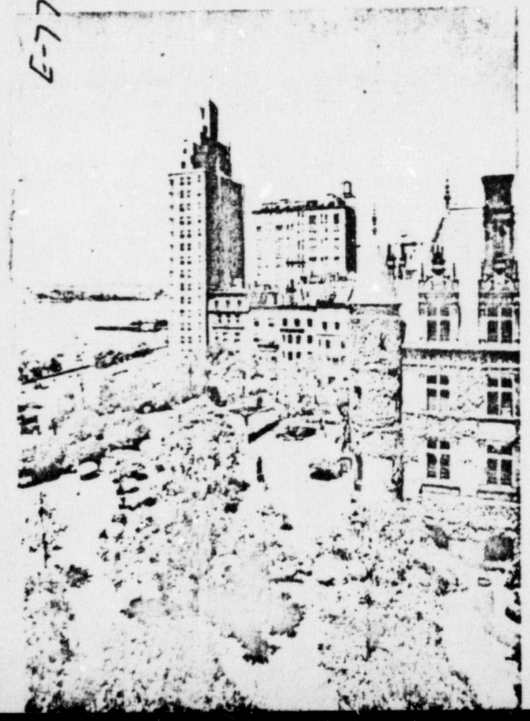
While an increase of this magnitude in a particular ethnic group has indeed had great impact, the forces at work are considerably more complex. The Area does not present a flat, two-dimensional picture of Puerto Ricans and non-whites moving in, and whites moving out. Although the total white non-Puerto Rican population did decrease by roughly a



Luxurious apartment buildings on Central Park West; only a few mansions remained after the building boom of the twenties.

Riverside Drive and the Hudson just west of the Study Area from the Schwab Mansion, replaced in 1949 by an apartment development.





quarter between 1950 and 1956, nevertheless white non-Puerto Rican families surprisingly constituted more than half (6,800) of all famiiles who moved in during the period. Furthermore, the fact that the median income in the Study Area increased by more than one-third indicates that the white families and individuals who moved into the Area must have had above-average incomes to compensate for the below-average incomes of the majority of Puerto Rican families.

Obviously the Study Area exercised a multiple attraction which enabled it to draw in diverse groups. What were the sources of this attraction? First, there was the location of the Area, neither depression nor war having diminished its convenience to the major employment, shopping, entertainment, cultural, and educational centers of the City. Then there was its tradition of providing housing at a range of costs available to almost all pocketbooks. Unlike some neighborhoods which start out by providing housing for a relatively homogeneous income group, and gradually descend the economic ladder as they age, the Study Area continued as it had from the beginning to provide housing – in its brownstones, tenements, and apartment houses – for virtually the entire income spectrum. And, perhaps more important than tradition, was the factor on which it was based – a varied housing supply flexible enough to meet, one way or another, the new demands put on it.

With virtually no new housing built during this period of rapid population increase, the added load was absorbed by the subdivision and conversion of existing units. In a way, this, too, was traditional to the section. While the brownstones had been conceived as single-family homes for the well-to-do, from the beginning many were occupied by middle income families who rented a flat or a duplex in a two-family house, or took in lodgers. Subsequently, many more were subdivided into smaller apartments, or converted into rooming houses which provided accommodations for the many single persons and childless couples who came into the Area. During the period between the two world wars, a number of the large apartments that had been provided in the early apartment houses were also subdivided into smaller units.

However, while the subdivision and conversion of units during the 1950-56 period represented a continuation of a historic process in the Area, several significant mutations arose. Whereas in previous periods the average household size had undoubtedly been decreasing, it increased between 1950 and 1956. And the most common conversion during the period became that of a furnished room into a dwelling unit by the addition of makeshift cooking facilities with an entire family replacing the former single occupant. More and more people crowded into smaller and smaller units. In 1956, 10,400 persons lived in quarters suitable for 4,500, with the worst overcrowding in the brownstone rooming houses and single-room occupancy tenements. Fully 17 per cent of the 15,324 quarters in the area consisted of one-room units occupied by two or more persons. Deterioration and a sharp decline in living conditions were inevitable.

The results of this trend were reflected in many ways besides the growth of substandard housing. With families, and large families at that, replacing unrelated individuals, the number of children under 15 more than doubled during the six years, heavily overloading neighborhood school facilities. The school situation was further complicated by the fact that a large portion of the new children did not speak English, and by an abnormal rate of turnover. Most of the Puerto Ricans, as poor in-migrants, of necessity occupied the worst housing until they could afford to move to something better. In itself, this made the bridging of cultural and language differ-

ences more difficult and increased tensions in the Area. A high degree of local civic responsibility was indicated by the existence of several block-improvement associations and the many community and civic organizations which served the Area either as a separate entity or as part of the greater Park West community. But lack of unified direction and coordination, as well as the magnitude of the forces at work, kept their efforts from effectively stemming the section's decline.

At the same time, there was an equally drastic change in the real estate investment market in the Area. The capital necessary for improvement and expansion became more difficult and costly to obtain. Responsible institutional lenders provided a smaller share of mortgage money, and private individuals, willing to take a high risk for a high return, a larger share. Rents in the single-room occupancy tenements and in brownstone rooming houses, which by and large accommodate the poorest families, are $2.86 and $2.30 a square foot respectively, compared to $1.30 a square foot in the elevator apartment buildings. Both real estate turnover and absentee ownership increased. But while the total rent increased about 40 per cent, the Area's share of the Manhattan tax levy fell 11 per cent between 1946 and 1956.

The question of whether investment changes of this type precede or follow population and physical changes is academic once the cycle is in full swing. The important thing is that once decline begins, it multiplies at a rapid rate unless effectively checked.

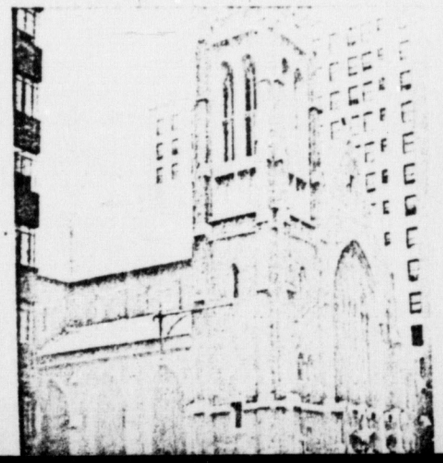
A Course of Renewal

The second part of the report explores the possibilities of checking and reversing the flow of blight and decline through the tools and techniques possible in a planned renewal process. Existing conditions in the Area; its traditions, location, and type of housing stock; basic City policies; the relation of this kind of renewal program to other programs and the resources available for them; sound city-planning concepts – these helped determine the basic objectives of a renewal program.

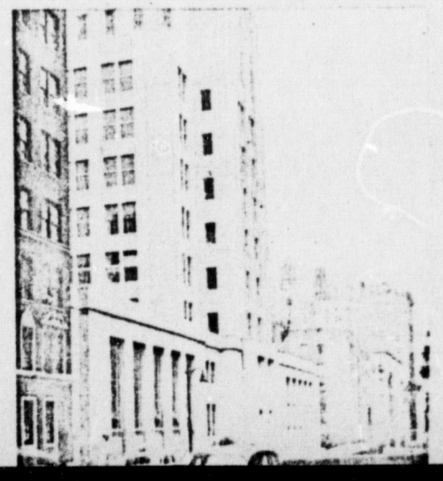
What are the yardsticks against which a successful renewal plan should be measured? A reduction of the abnormal population turnover and elimination of the excessive overcrowding which contribute so greatly to the Area's decline. Maintenance of the economic and ethnic integration which is part of its tradition, is in accord with accepted City policy, and which will take into account the needs of its present population. Economy in the use of available public funds, for which there is increasing competition, and the encouragement and stimulation of maximum private investment and effort in the renewal process. Good individual design and harmonious area planning. Effective utilization of the existing housing stock. The approximation of existing population densities after renewal in view of the Area's location in central Manhattan, but no substantial increase in density. Increase in the Area's tax return to the City. Active and sustained community participation.

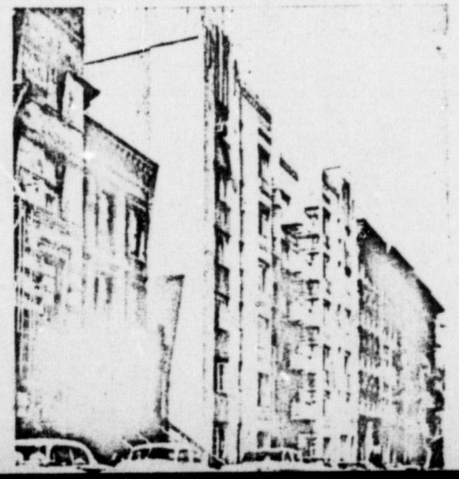
Most of the basic tools needed for the renewal of a section like the Study Area were available when the study began. In the urban renewal provisions of the National Housing Act, Congress had authorized Federal assistance for the renewal of such areas through a combined program of clearance and redevelopment, rehabilitation and conservation. It had also provided special funds for demonstration studies aimed at developing the techniques needed in this combined approach, planning and write-down funds, and special F.H.A. mortgage insurance programs for use in connection with urban renewal. State and federally aided low-rent public housing programs were also available. So too were programs for de-

Central Baptist Church, Amsterdam and 92nd Street *(left)*; brownstones on 87th Street *(below)*; Joan of Arc Junior High School entrance on 93rd Street *(right)*.









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Commercial Land Uses

Graph No. 1

The "main street" of the Park West community is Broadway, an ave-

	Number	Square Feet
A Food, Liquor and Drug Stores	126	92,83

veloping middle-income co-operative and rental housing, in which New York State and the City had pioneered, the most recent example being the Mitchell-Lama Limited Profit Housing Companies Law. The job was to put these together into a comprehensive and cohesive program.

One of the first results of the West Side Study was the adoption in 1957 of State enabling legislation (Section 72-m of the General Municipal Law) which provides the vehicle for carrying out such a program in a deteriorating area. This law, which authorizes the exercise of eminent domain, expenditure of public funds, and other powers to carry out an officially adopted renewal plan, was introduced at the request of Mayor Wagner. It received bipartisan backing, being sponsored by Senator MacNeil Mitchell (R), Chairman, and Assemblyman Alfred Lama (D), Secretary, of the Joint Legislative Committee on Housing and Multiple Dwellings.

An intensive analysis of the economic and structural possibilities of rehabilitating the type of brownstones and old-law tenements found in the Area indicated that in terms of resultant living conditions and costs, the prospect of brownstone rehabilitation is fairly good, but that of tenement rehabilitation is not feasible as a rule. Based on this analysis and the general renewal objectives set for the Area, over-all renewal plans were developed. Because of the desire that such plans be based on accurate and detailed knowledge, an eight-block pilot area was selected, consisting of the seven blocks between Amsterdam and Columbus Avenues from 90th to 97th Streets plus the block between Columbus Avenue and Central Park West from 96th to 97th Streets. This pilot area was selected because it was representative of general conditions in the Study Area, but small enough to permit the consultants to make a detailed analysis of the condition of each building within the limits of available funds.

Two general plans were developed. Although both make use of brownstone rehabilitation, the emphasis in the first plan is on new construction, that of the second on rehabilitation. Both plans also show an alternate end result from the same basic start, demonstrating that there is no one single road leading to renewal, but a relatively wide range of choices.

However, both plans contain a number of common elements and accomplish common objectives. They are based on a series of stages, permitting renewal to take place gradually so as to ease relocation problems and disturb the continuity of neighborhood life as little as possible. Renewal in stages also permits the concentration of necessary public improvements and investment in the early part of the process so that it may serve as an increased inducement for greater private activity in the latter stages. Both plans, for example, provide for a needed new public school in the first stage, as well as the provision of public open spaces which play an important part in making the area a more attractive and desirable place to live.

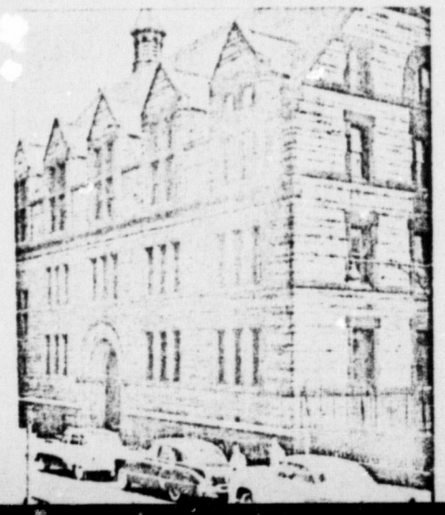
Both plans also provide housing for an economic cross-section of the community: low-rent public housing, quasi-public middle income housing, and private rental housing. Building and rehabilitation units are small enough to permit development by small firms and contractors, thus increasing the possibilities of competition.

Finally, both plans indicate how this type of combined renewal approach, by preserving the good housing in an area, strengthening the weak, and eliminating the bad, can transform a deteriorating area into a highly desirable residential neighborhood – favorable for decent urban living, favorable for sound and constructive real estate investment, and offering a substantially increased tax return to the City.

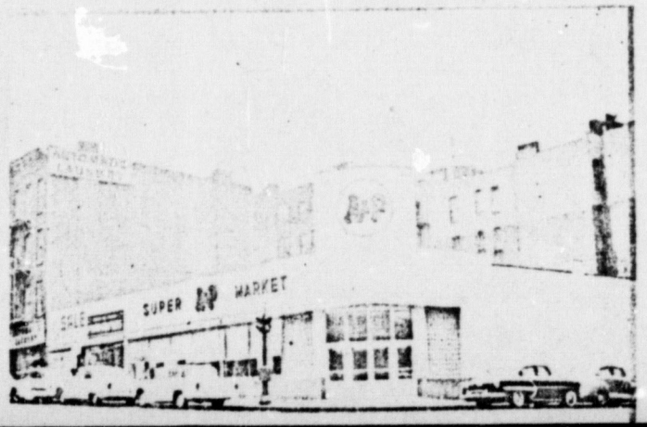
JAMES FELT

Post-1929 elevator building, 94th Street *(left)*; Columbus Avenue at 89th Street *(below)*; one of Trinity School's buildings *(right)*.





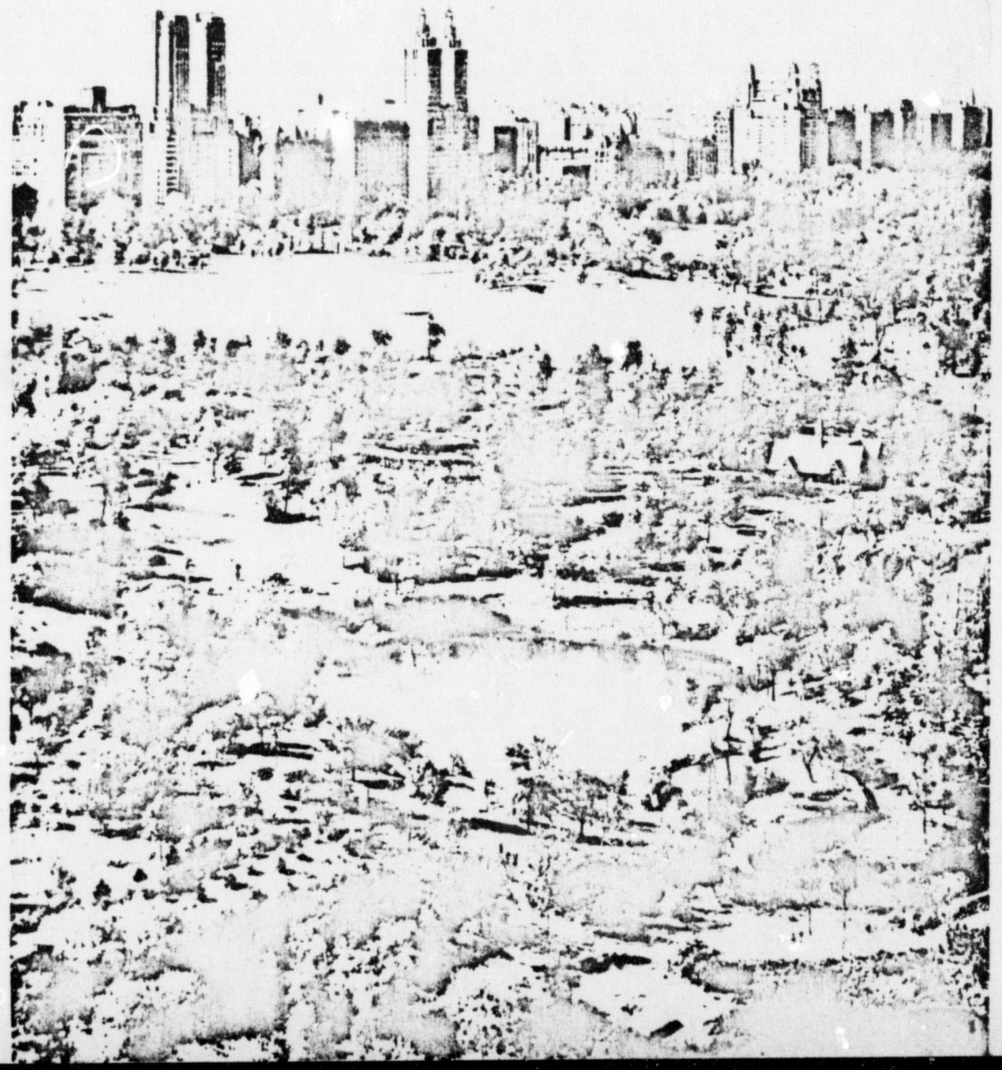
Supermarket at Columbus Avenue and 95th Street.



CHARACTERISTICS of the STUDY AREA

The Greater Community and the Study Area

Elevator buildings on the edge of the Study Area as seen from Central Park.



E-781

• The Park West Community

The Upper West Side of Manhattan, sometimes known as Park West, is a well-defined residential community, one of the many which make up New York City. While some of these communities have no clearly recognized borders, and may be no more than memories of early settlements now grown together, such is not the case with this area between Central Park and the Hudson River.

Topographically, the community lies on a plateau rising gradually from lower Manhattan and terminating in a deep valley almost at the level of the Hudson River at 125th Street. The eastern boundary of the community is Central Park; on the west lies Riverside Park, with the Hudson River beyond. The southern border begins with the southwest corner of Central Park at Columbus Circle and continues west to the River with an almost solid band of non-residential structures between 58th and 60th Streets. On the north, beyond 110th Street, is Columbia University with her sister institutions and related residential areas on Morningside Heights.

The population of Park West in 1950 was over 300,000 — almost as many people as in Rochester, the third largest city in New York State, and more than the 1950 population of the states of Wyoming or Nevada.

The community of Park West has one of the most central and desirable locations in the City, for it is only about twenty-five minutes by subway or bus from virtually any place in the lower Manhattan shopping, business and financial centers and is even closer to the midtown centers. This locational advantage and its proximity to Central Park and Riverside Park formerly made Park West one of the City's prestige communities. But now this once-proud community has lost its position and is infiltrated with congestion and decay.

The urban development of the Upper West Side may be divided into three stages: the mass construction of single-family brownstone dwellings and old-law tenement houses between 1880 and 1900; the erection of elevator apartment houses between 1901 and 1930; and the virtual cessation of construction in the depression following 1930, accompanied by a subdivision of existing dwelling units to accommodate a growing population.

E-78

1880-1900: Brownstones and Old-Law Tenements

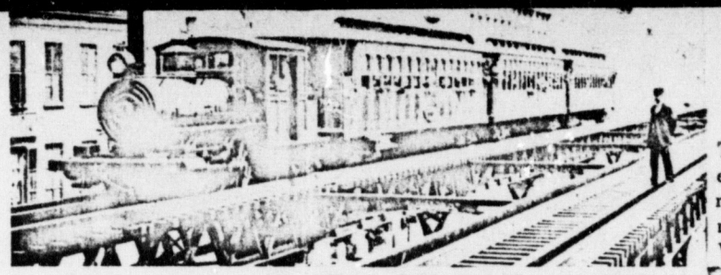
The completion of the steam-powered elevated railway in 1880, along what is now Columbus Avenue, brought Park West within easy reach of the commercial centers of lower Manhattan and stimulated a land boom which marked the beginning of the West Side as a concentrated residential area. All along its route intensive construction of attached houses immediately got under way in areas near the "el" stations.

By 1884, real estate prices rose to the point where an average 25 by 100 foot lot near 72nd Street and Broadway sold for $15,000. Such an investment could be justified only by the erection of an expensive house. Along and near Central Park luxurious mansions of marble and brick were built. Typical in the side streets, however, was the row house of three to five stories, plus a habitable basement and a rear yard with grass and trees and often a garden. These buildings became known as brownstones from the color of the sandstone facing. The structure covered about 60 per cent of a 25 foot lot and contained a floor area of 5,000 to 6,000 square feet. Because of the high cost of purchasing and maintaining such dwellings, one might infer that they were occupied only by the well-to-do. However, middle-class families also managed to live in the area by renting a flat or duplex in a two family house or even an entire building, or by taking in lodgers.

In the less favored sections of the area, walk-up apartment houses, technically known as tenements, were constructed. These structures solidly line Columbus Avenue, which was blighted by the trestle of the 'el" as well as by the noise and soot of the passing trains.

Tenement buildings also were erected on a few of the side streets, particularly in the less desirable blocks which lay between Columbus and Amsterdam Avenues. Many were of the dumbbell type, which made a maximum use of the land, providing dark and poorly ventilated living quarters.

Amsterdam Avenue, about midway between Central Park and the River, was also developed with tenements, a large proportion of which still exist on the easterly side of the avenue. While not fashionable, Amsterdam was occupied for the most part by more prosperous families than those living on Columbus Avenue. It was served by street cars until 1935, when buses replaced the trolleys.

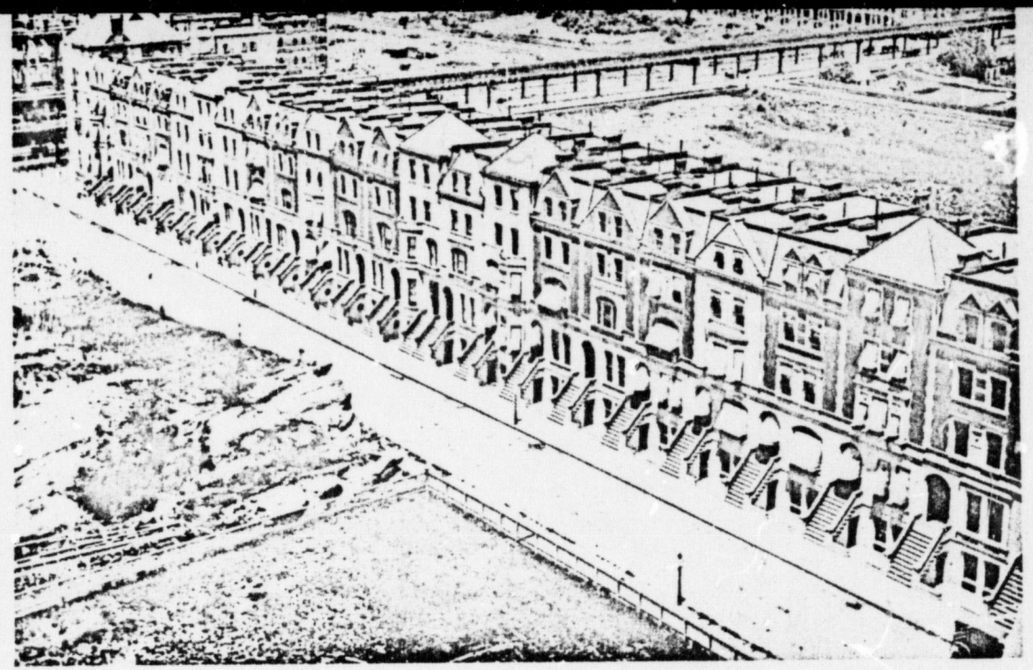


The steam powered, later electrified, elevated railroad on Columbus Avenue started the first Park West boom.



Elevator structures on Broadway at 72nd Street in 1894 *(below)*.







The early mansions facing Central Park began to give way to apartment houses. Central Park West at the turn of the century.

Mass construction of attached houses on the side streets followed the opening of the Columbus Avenue elevated. West 73rd Street in 1889.

E-783

1901-1930: The Apartment House Boom

Broadway, which had been laid out with center strips of trees and was considered a "thoroughfare of homes, a driveway for fashionable equipages," lost much of its charm with the opening of the subway in 1904. The Broadway subway ran from City Hall via Grand Central and Times Square along Broadway to 145th Street. However, the completion of the subway set into motion a new wave of apartment building, particularly in those areas not previously served by the "el". Riverside Drive, opened in 1900, soon became one of the most fashionable residential areas of the City. The area was further improved with the lessening of the noise and dirt of the "el" by its electrification shortly after the opening of Riverside Drive.

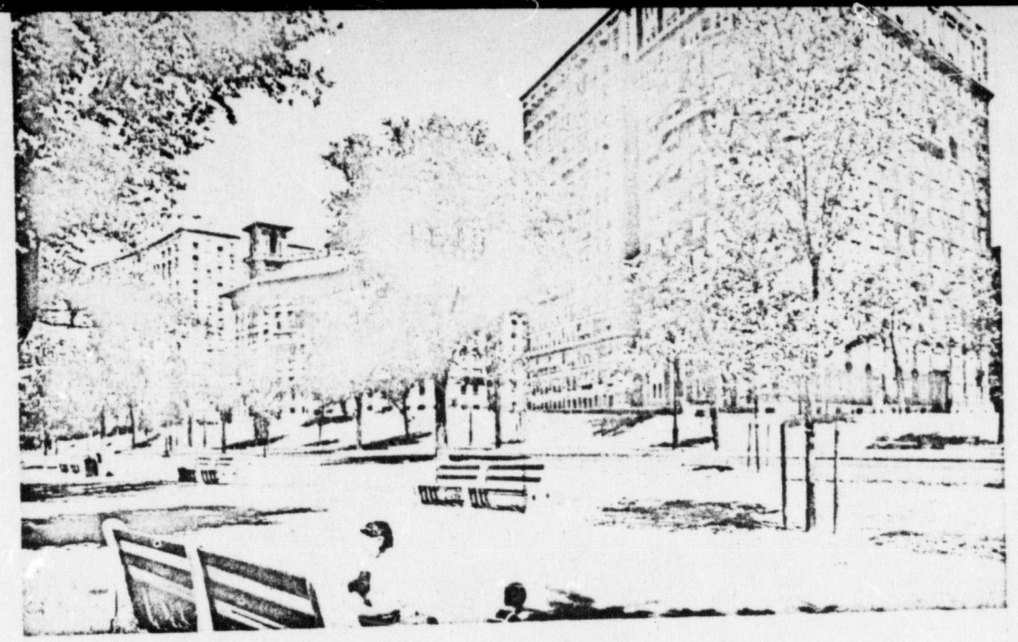
This boom in Park West maintained its strength from 1910 to 1930, and, in contrast to the earlier one, involved major redevelopment. Many of the earlier brownstones and old-law tenements were replaced with structures built under the new tenement house law of 1901 and the 1929 multiple dwelling law. These new buildings were erected on wider plots and were larger and higher than those demolished.

Before World War I, apartment buildings of 12 stories appeared, only to be eclipsed in the 1920's by even taller apartments, sometimes of 16 or more stories, concentrated along Broadway and West End Avenue, Riverside Drive, Central Park West and the six wide east-west thoroughfares – 72nd, 79th, 86th, 96th, 106th and 110th Streets. For Park West, the rate of apartment house construction in these two decades has never been equalled before or since.

As can be seen in the aerial view (Page 3), apartment building spread from Riverside Drive, West End Avenue and Broadway toward Amsterdam Avenue. Amsterdam Avenue, like West End Avenue, is actually only a half-block from Broadway, in terms of the more usual 800-foot east-west blocks in Park West, so that the west side of Amsterdam was largely rebuilt, but only a beginning was made on the east side of this avenue when the stock market crash of 1929 and the depression which followed put an end to the apartment house boom. While Columbus Avenue was excluded from the boom by the presence of the "el", Central Park West was rebuilt on a scale rivaling Riverside Drive. West 96th Street was also substantially redeveloped.

The buildings built during the 1900-1930 period today provide most of the high-quality housing stock and represent the bulk of the present real estate values in Park West.





Broadway at 96th Street in 1921 *(above)* and Riverside Drive *(right)* in its heyday in the late twenties.

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1930-1957: The Depression and Its Aftermath

During 1929, almost 11,000 apartments were erected in Manhattan — the second highest number since 1924. By the end of 1933, only four years later, the volume had plummeted to zero. In the Study Area, the replacement of early nine and ten-story apartment houses facing Central Park between 90th and 91st Streets with the Eldorado Towers, a 34-story apartment house completed in 1931, marked the end of the dynamic redevelopment of the West Side. This abrupt cessation of construction was succeeded by a period of very little new unassisted private development, which still characterizes the West Side. The opening of the Eighth Avenue Subway along Central Park West in 1932 produced no immediate effect; the removal of the "el" tracks from Columbus Avenue in 1941 likewise attracted slight interest.

When the housing market on the West Side revived under the stimulus of World War II, conversions of existing structures took the place of new building.

The Study Area

The area selected for study consists of twenty blocks bounded by Central Park West, Amsterdam Avenue, West 87th Street, and West 07th Street. The reason for the choice of these particular blocks can best be seen in the photograph of the Study Area. In this aerial view the twenty blocks stand out as a separate physical section of the Park West community, with well-defined boundaries. On the east is the broad sweep of Central Park. To the west the mixed character of the buildings in the Study Area gives way to a district almost solidly built-up with high apartment houses. The north and south boundaries are marked by the line of tall buildings along the wide crosstown thoroughfares of West 86th and West 96th Streets, the former being solidly lined on both sides of the street, the latter exhibiting a number of gaps still occupied by old-law tenements and some brownstones. The Study Area begins on 87th Street just north of the wall of apartment houses, but includes the 96th Street development, since just above 97th Street, the Study Area's northern boundary, is the site of West Park, a Title I redevelopment project now under construction.

The Study Area, while not a separate neighborhood unit, is thus marked off from the rest of Park West by physical characteristics and barriers about as clear as any to be found in Manhattan. These boundaries and the size of the resultant population — some 39,000 people about the same number as live in Montclair, New Jersey — made a manageable, detailed study possible.

The Use of Land in the Study Area

• General Land Use Pattern

The 20-block Study Area is essentially residential in character, with 85 per cent of the land, exclusive of streets, being used for predominantly residential structures. Along Columbus and Amsterdam Avenues the ground floors are almost wholly occupied by commercial uses, usually with living quarters above. On the east-west streets, only two block frontages have more than a scattering of retail stores. In addition, two public schools, a number of private and parochial schools, churches and other institutions are located throughout the Area, mostly on the east-west streets.

The use of land in the Study Area today, as shown in the aerial photograph and the Building Classification Map (Page 19), gives clear evidence of the historical development described in the previous chapter. Modern elevator apartment buildings occupy most of the block-ends along Central Park West overlooking Central Park. The block-ends on the east side of Amsterdam Avenue are still largely filled with old-law tenements while the west side is more completely filled with elevator apartment buildings. Both sides of Columbus Avenue consist of almost unbroken rows of tenements.

West 96th Street, as well as West 86th Street just to the south of the Study Area, are major streets running through Central Park and crossing Manhattan Island from river to river. West 86th Street is virtually lined with modern elevator apartment or hotel structures on both sides; West 96th Street has been only partially redeveloped.

Between the avenues, the side streets still are occupied by the earlier brownstones, with a scattering of modern elevator buildings and some old-law tenements, a few of which have been modernized and equipped with elevators. This pattern is broken by two concentrations of tenements along the side streets. One such concentration covers the two blocks between 89th and 91st Streets, Amsterdam and Columbus Avenues, in the western tier of blocks. The other lies on the south side of 93rd Street between Columbus Avenue and Central Park West in the eastern tier.

The Study Area has a gross acreage of 106.3 acres and, excluding the street area, 74 net acres. The use of the net acreage can be seen in the following table:

PREDOMINANT LAND USE
(exclusive of streets)

Category	No. of Net Acres	Per cent
Residential without commercial*	50.9	68.8
Residential with ground floor commercial	12.2	16.5
Schools — Public and Private	4.6	6.2
Commercial, Office, Warehousing and Industry	2.6	3.5
Other Public and Private Institutions	1.6	2.1
Aqueduct Buildings and Right-of-way	1.1	1.5
Garages, Stables and Service Stations	0.8	1.1
Vacant Land	0.2	0.3
Total Net Acres	**74.0**	**100.0**

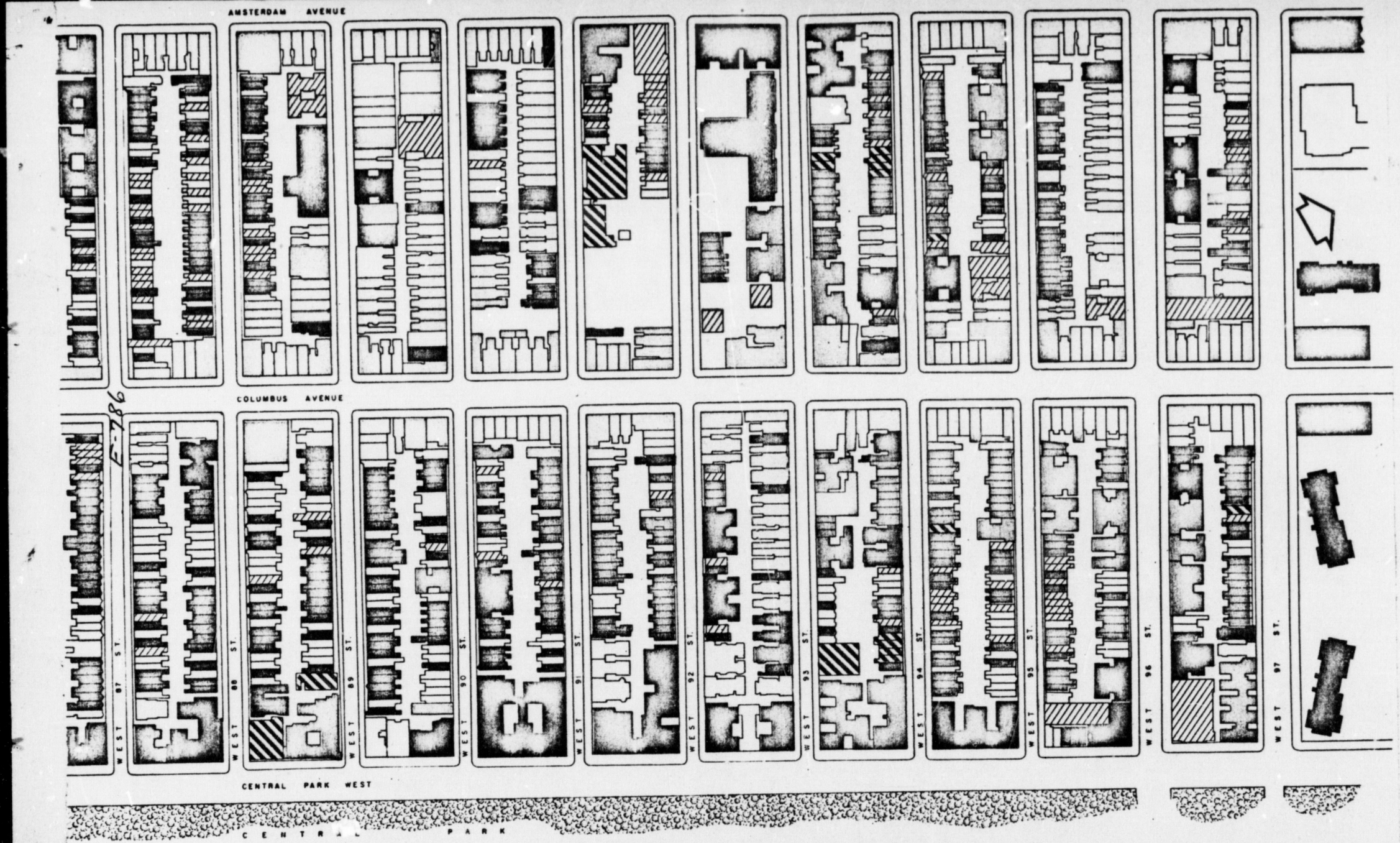
*Includes vacant buildings, 0.1 acres.

BUILDING CLASSIFICATIONS

- Post 1929 Elevator Building
- New Law Tenement with Elevators
- Old Law Tenement with Elevators
- New Law Tenement Without Elevators
- Old Law Tenement, Without Elevators, No Single Room Occupancy
- Old Law Tenement, Without Elevators, Single Room Occupancy
- Public School
- Private or Parochial School
- Brownstone, One- and Two-Family
- Brownstone, Multi-Family
- Brownstone, Rooming House
- Commercial
- Garage, Stable and/or Service Station
- Department of Water Supply, Gas and Electricity
- Hospital
- Religious Building

dwelling units by the addition of minimum housekeeping facilities. In

of the Study Area. Out of the 17,900 families in the Area, approximately



BUILDING CLASSIFICATIONS

Commercial Land Uses

The "main street" of the Park West community is Broadway, an avenue only some 300 feet west of and parallel to Amsterdam Avenue, the Study Area's western boundary. The community and Study Area are also close to the midtown Manhattan retail shopping center, so that the commercial establishments in the Study Area are essentially local in nature and mostly located on two of the north-south avenues, Columbus and Amsterdam. Zoning restrictions and prestige considerations in the development of the Central Park front kept commercial uses from Central Park West.

There are 535 non-residential establishments in the Study Area, including 44 educational, religious and other institutional uses. The 491 commercial uses differ greatly in size and quality, ranging from an impressive bank and a few large supermarkets to many small, dingy shops. Both in type and in quality the products and services offered have been scaled to accommodate the requirements of the middle and upper-income families on the one hand, and, on the other, the special needs of the low-income groups resident in the Area.

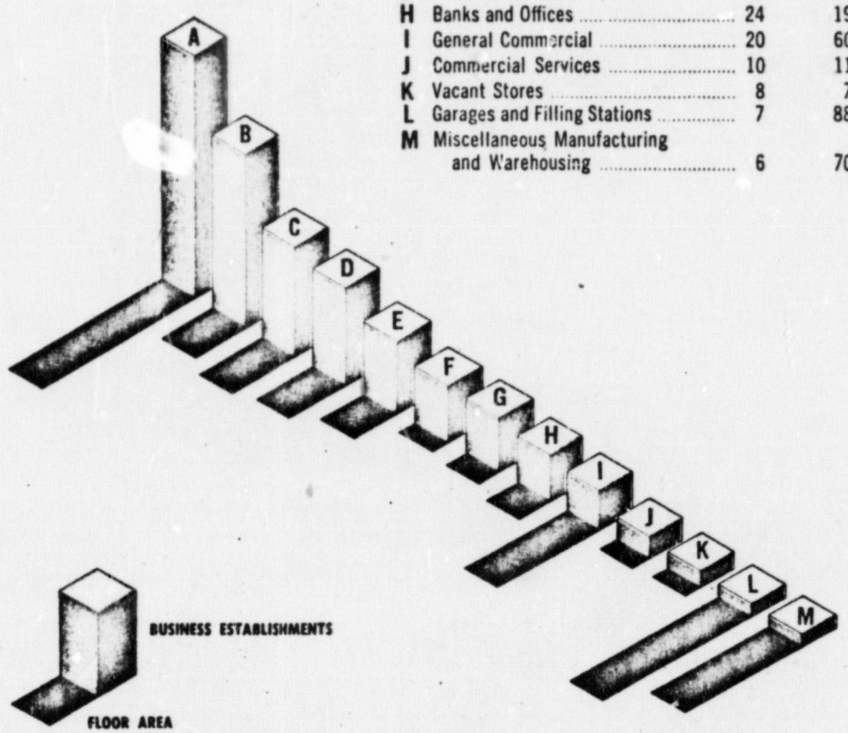
Graph No. 1, showing the number and square feet of floor area occupied by various classifications of commercial uses, illustrates the effect of both the high-density nature of the Study Area and the composition of the population on the number and distribution of the commercial uses. There are large chain stores in the Area, but most stores in the food as well as other categories are small, often family, enterprises. Both the residents of European origin and the new Puerto Rican arrivals traditionally prefer the small store, with its specialized stock and personal contact between customer and proprietor.

Auxiliary business uses normally found on the fringes of local shopping centers, such as plumbing, heating and electrical contractors; used furniture and bedding stores; glaziers, carpenters, printing shops and the like, are found throughout the length of the two business avenues. The few which are found on the side streets are mostly in the basements of brownstones or tenement buildings. Exceptions are the blocks bounded by West 96th and 97th Streets, and to a greater extent the block between West 89th and West 90th Streets, both between Columbus and Amsterdam Avenues. This string of retail business along major thoroughfares is a common form of commercial development in the older sections of New York City.

BUSINESS ESTABLISHMENTS BY NUMBER AND FLOOR AREA

Graph No. 1

		Number	Square Feet
A	Food, Liquor and Drug Stores	126	92,83.
B	Shoe Repair and Clothing Service	89	30,650
C	House Outfitting and Repair	57	38,630
D	Restaurants and Bars	50	33,895
E	General Merchandise, Jewelry, Furniture and Appliances	37	24,750
F	Apparel	29	8,790
G	Personal Services	28	11,315
H	Banks and Offices	24	19,370
I	General Commercial	20	60,525
J	Commercial Services	10	11,370
K	Vacant Stores	8	7,880
L	Garages and Filling Stations	7	88,150
M	Miscellaneous Manufacturing and Warehousing	6	70,580



A number of land uses indicated on Graph No. 1 as miscellaneous manufacturing and warehousing are not strictly local business uses and as such need not be accommodated in a renewal scheme. While these incompatible uses show a large floor area, there are only a few establishments, mostly in multiple-story structures, and largely concentrated near Amsterdam Avenue between 89th and 90th Streets.

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Residential Structures

The residential structures are divided into three main building types: multi-family structures with elevators, multi-family walk-up tenements, and brownstones. Each of these three main classifications is, in turn, divided into three sub-categories based on the occupancy of the living quarters or the laws under which the structure was built. Thus, the elevator-equipped apartment house structures are subdivided into old-law tenements (pre-1901), new-law tenements (1901-1929) and the post-1929 buildings legally known as Class A multiple dwellings. Graph No. 3 shows the distribution of buildings by these categories.

The walk-up tenement category is composed of old-law buildings divided into flats, each with its own kitchen and bathroom; new-law buildings similarly subdivided and equipped; and old-law tenements in which the flats have been converted to single-room-occupancy.

Finally, the brownstone category is divided into houses used as multi-family apartment buildings, one or two-family structures, and houses which have been converted into rooming houses.

The old-law tenements in the Study Area were built after the tenement house law of 1879 which required better light and ventilation than before. The resultant old-law tenement common in the Area, the so-called dumbbell tenement, therefore has windows in every room even though opening only onto narrow airshafts.

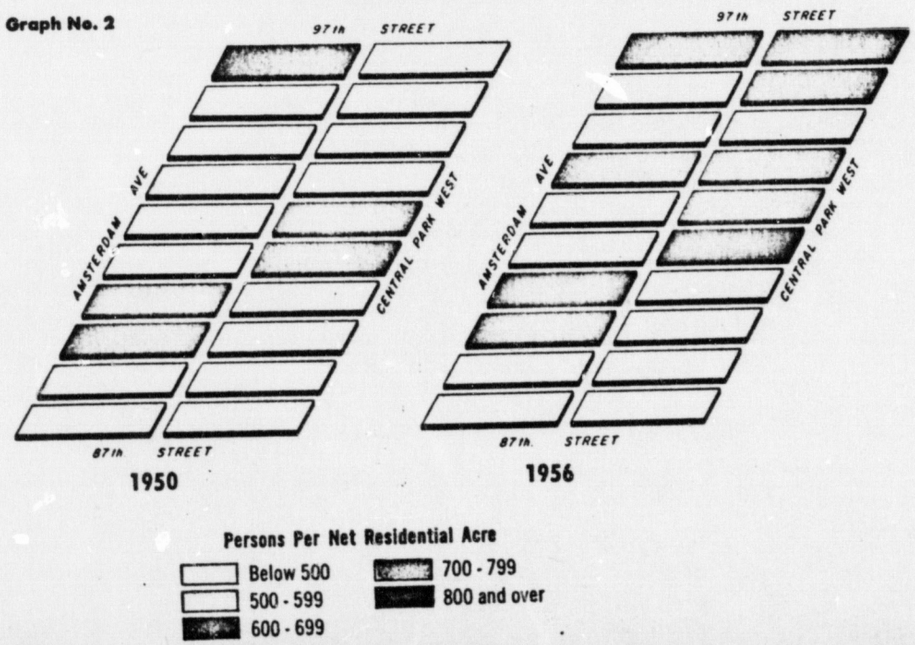
The new-law tenements were required to have somewhat larger courts, with running water in each dwelling. In the Study Area, the new-law tenements are among the better structures of this type and generally appear as elevator structures; there are only four non-elevator new-law tenement buildings in the Study Area. While the old-law tenements in the Area, usually on 25-foot lots, are narrow and often 85 feet deep, the new-law elevator buildings are on much wider lots and have better layouts than the earlier new-law tenements built in other parts of the City.

The most common building type in the Study Area, in terms of number of structures, is the brownstone. As Graph No. 3 shows, the original one- and two-family use has declined to 79 buildings, compared with 158 buildings which have been remodeled into multi-family apartment houses, and the 428 buildings now classified as rooming houses, including those housing a family to a room.

In Graphs No. 4, 5, 6 and 7, the comparative importance of the various structure types can be seen in terms of number of living quarters, land area, floor area and assessed value.

NET RESIDENTIAL DENSITY, 1950 AND 1956

Graph No. 2



Density

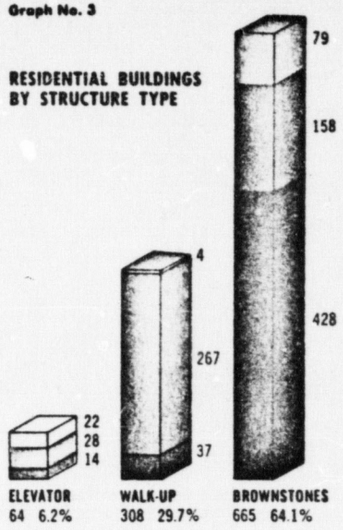
The Study Area is a high-coverage and high-density district. Building coverage in the twenty blocks ranges from 60 to 80 per cent of the residentially used land. Calculated on the basis of its 106.3 gross acres (including half of the area of the perimeter streets and all of the interior streets) the Study Area has a density of 365 persons per gross acre. On the basis of all the land excluding streets, the net density is 525 persons per acre. For the eight-block pilot area the gross density is 336 persons per acre and the net density is 492 persons per acre.

Comparison with other residential districts in Manhattan can best be made in terms of the net residential density, i.e., the total area of the lots occupied by residential structures. On this basis the 22.6 acres of residentially developed land in the pilot area have a density of 645 persons per acre. Residential districts in Manhattan have a median range from 500 to 600 persons per net residential acre with the highest net density being about 1300 persons per acre.

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Graph No. 3

RESIDENTIAL BUILDINGS
BY STRUCTURE TYPE



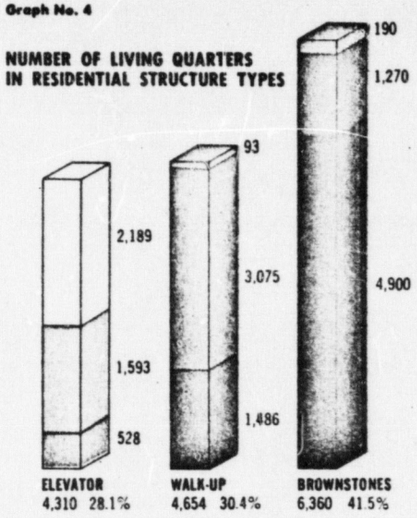
ELEVATOR
64 6.2%

WALK-UP
308 29.7%

BROWNSTONES
665 64.1%

Graph No. 4

NUMBER OF LIVING QUARTERS
IN RESIDENTIAL STRUCTURE TYPES



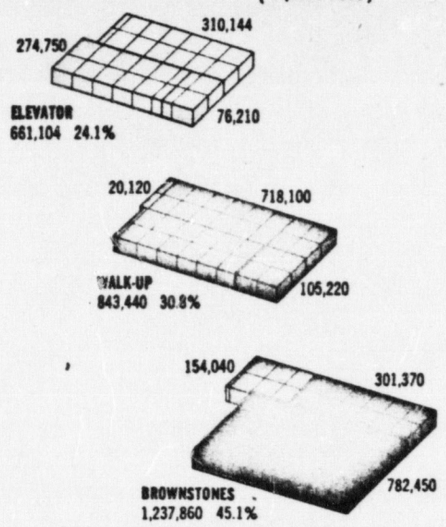
ELEVATOR
4,310 28.1%

WALK-UP
4,654 30.4%

BROWNSTONES
6,360 41.5%

Graph No. 5

TOTAL LAND AREA OCCUPIED
BY RESIDENTIAL STRUCTURE TYPES
(Square Feet)



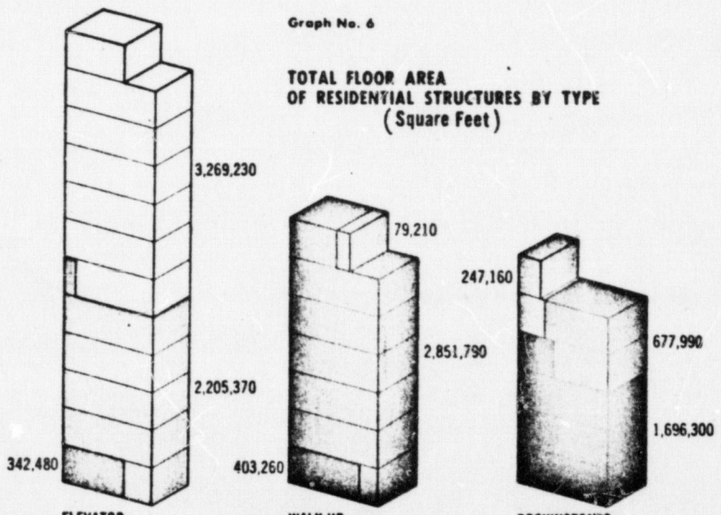
ELEVATOR
661,104 24.1%

WALK-UP
843,440 30.8%

BROWNSTONES
1,237,860 45.1%

Graph No. 6

TOTAL FLOOR AREA
OF RESIDENTIAL STRUCTURES BY TYPE
(Square Feet)



ELEVATOR
5,817,080 49.4%

WALK-UP
3,334,260 28.3%

BROWNSTONES
2,621,450 22.3%

LEGEND

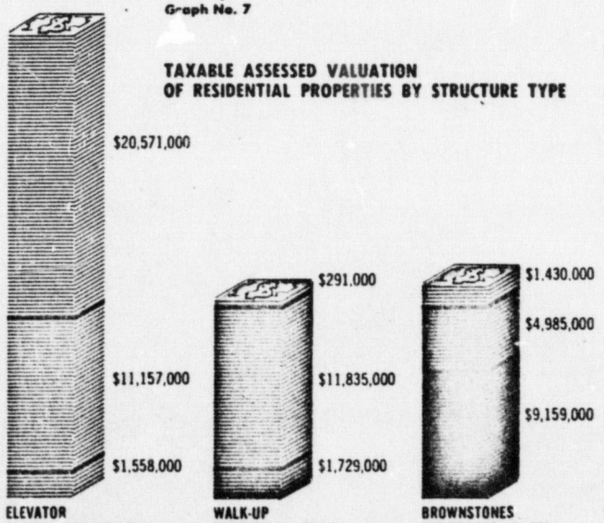
ELEVATOR BUILDINGS
- Post 1929
- New Law Tenement
- Old Law Tenement

WALK-UP BUILDINGS
- New Law Tenement
- Old Law Tenement (No Single Room Occupancy)
- Old Law Tenement (Single Room Occupancy)

BROWNSTONES
- 1-2 Family
- Multi-Family
- Rooming House

Graph No. 7

TAXABLE ASSESSED VALUATION
OF RESIDENTIAL PROPERTIES BY STRUCTURE TYPE



ELEVATOR
$33,286,000 53.1%

WALK-UP
$13,855,000 22.1%

BROWNSTONES
$15,574,000 24.8%

Population and Housing in a Transitional Area

● For most of its history New York City has been a major gateway opening upon a new world of opportunity. This has been true for the immigrants from overseas and for the migrants making their way to the City from the far reaches of the nation. The confluence of these two streams of population has helped to make the City a leading and vital metropolis. The outstanding event in the Study Area's history since 1950 is that it has become a principal point of settlement for new migrants, resulting in population change and turnover on a scale reminiscent of the great migrations to the City around the turn of the century.

Population Gain and Turnover

In order to describe more effectively both the high degree of space-sharing in the Study Area and the size of the relocation burden accompanying urban renewal, the concept of a family was broadened to include: (a) all married couples, whether or not living in their own household; (b) all unmarried adults except those residing with a parent. This group includes individuals living alone, individuals sharing the living quarters of an unrelated person or family, and individuals, such as a widowed mother or mother-in-law, living with a family headed by a son or son-in-law. This definition of a family results in a substantially larger number of families than would have been the case if the Census definition of "two or more related persons" had been applied. In all comparisons with 1950 Census family data, however, the figures are adjusted to a similar basis.

• • •

In the six years following 1950, the population of the Study Area increased from 33,000 to 39,000, or 16 per cent. Even more dramatic was the fact that seven of every ten families living in the Study Area in 1956 had moved in after April 1950. Of the 17,900 families in the Area in 1956, only 5,300 had been there in 1950. Most noticeable, because of language and cultural differences, was the rise in the Puerto Rican population from 1,700 to 13,000 persons.

Many of the Puerto Rican families replaced outgoing non-Puerto Rican white families. Less well-known, though of great significance to the renewal prospects for the Area, is the fact that thousands of non-Puerto Rican white families also moved into the Area. Of the approximately 12,600 families who moved in since 1950, 6,800 or over 50 per cent, were non-Puerto Rican white families, compared to 4,300 Puerto Rican and 1,500 nonwhite families.

The sheer rapidity of population turnover would have created many difficulties aside from the obvious ones involved in the entry of a different language and cultural group. To make matters worse, the sizable growth in the Area's population was accompanied by only a negligible amount of new residential construction. The increase in the Area's housing inventory was accomplished mainly through subdivision of larger apartments and through the conversion of furnished rooms into dwelling units by the addition of minimum housekeeping equipment. The net result of these activities was a decline in housing standards in the Area. In 1956 almost 3,200, or 20 per cent, of all living quarters were overcrowded. In terms of dwelling units 4,800, or a third, were without adequate bathroom facilities.

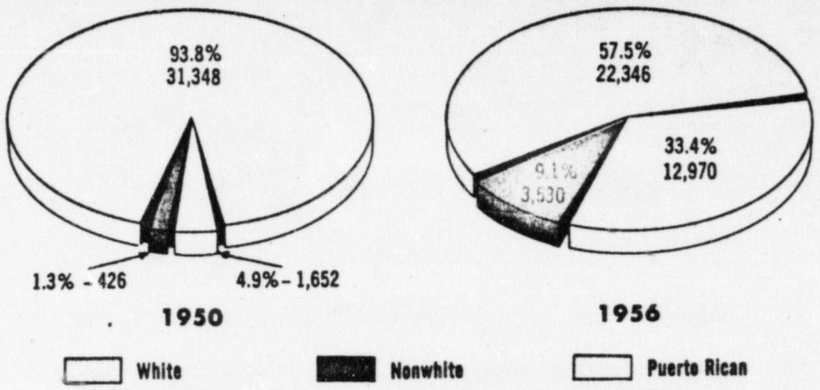
Changes in Household Size and Composition

The impact of migration on the Area's housing resources cannot be understood in terms of population numbers alone, for the Area simultaneously experienced a change in household size and composition. Between 1950 and 1956 average size of household increased from 2.55 to 2.67 persons per occupied dwelling unit despite a shrinkage in average dwelling unit size. The increase in household size is mainly the result of replacement of non-Puerto Ricans having relatively small households by Puerto Ricans with relatively large households.

The larger size of Puerto Rican households is primarily due to larger family units rather than to the sharing of space with unrelated boarders and lodgers. Puerto Ricans as a group not only have a high birth rate but strong family ties as well, which lead to the sharing of housing space with adult relatives. In 1956, the Puerto Rican family in the Study Area had a median size of 3.01 members, compared to 2.43 for nonwhite and 2.16 for white non-Puerto Ricans.

The entry of Puerto Ricans affected the Area in two other ways. First,

POPULATION BY RACE AND ETHNIC GROUP 1950 AND 1956



DISTRIBUTION OF WHITE, NONWHITE AND PUERTO RICAN FAMILIES BY SIZE OF FAMILY — Study Area, 1956

Number of persons in family	All Families	Puerto Rican	White[a]	Nonwhite[b]
1	38.8%	23.5%	44.8%	37.4%
2	30.2	26.3	31.8	29.1
3	15.5	21.7	13.2	15.0
4	9.4	14.6	7.5	9.2
5	4.0	7.0	2.6	5.9
6	1.4	4.4	.1	2.3
7 or more	.7	2.5	—	1.1
Total	100.0%	100.0%	100.0%	100.0%
Median Family Size	2.37	3.01	2.16	2.43

[a]Excluding white families of Puerto Rican origin. [b]Excluding nonwhite families of Puerto Rican origin.

a higher proportion of the Area's housing inventory was occupied by multi-person families rather than by unrelated individuals. Between 1950 and 1956 the number of families increased, while the number of unrelated individuals declined by more than 40 per cent. As a consequence, in 1956 unrelated individuals accounted for only 34 per cent of all families and unrelated individuals combined, compared to 48 per cent in 1950. Second, more families also meant a sharp increase in the child population of the Area.

The Number of Children Doubled

Between 1950 and 1956 the number of children under 15 more than doubled, rising from 4,200 to 8,600. Almost two-thirds of these children were in Puerto Rican families. Thus, in addition to the strains induced by language and cultural differences and by the pressure of population on housing, a sudden burden was thrown on the school, recreational and other community facilities in the Study Area.

The turnover of population produced a more youthful population not only by bringing in more children but also by bringing in younger adults. Compared to 1950 the Area had 28 per cent more people aged 25 to 34, and eight per cent less in the 65 year and over group. The median age of Area residents declined from 39.7 to 31.9 years.

The Rise in Income

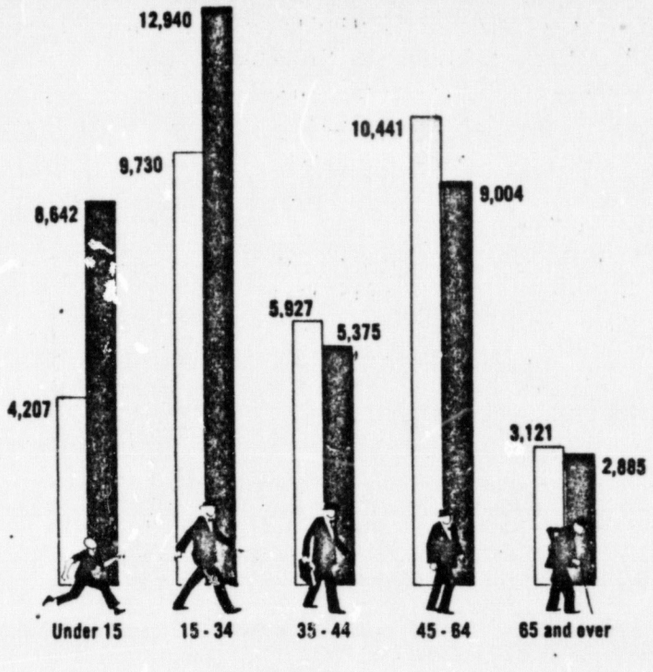
Despite the remarkable increase in number of children and the entry of Puerto Ricans, the per capita income of the Study Area rose. Between 1950 and 1956 the Area's per capita money income increased from $2,134 to $2,192, or by three per cent. However, the actual increase in earning power can be evaluated by comparing the per capita income of adults only which rose by 15 per cent from $2,420 in 1950 to $2,782 in 1956. The rise in the median income of families and unrelated individuals was even greater, from $2,546 to $3,500, or 37 per cent.

How was it possible for a declining area to achieve such a striking gain in income? The evidence suggests two explanations. First, it is by no means true that all Puerto Ricans have low incomes. In 1956, more than 30 per cent of all Puerto Rican families had incomes of $3,000 or higher. Moreover, many of the whites who were replaced by newcomers were relatively low-income, unattached individuals. Second, and far more important, is the fact that throughout the six-year period the Area continued to attract non-Puerto Ricans with above average incomes. Thus the income of unrelated individuals, who accounted for a high proportion of the in-migrating whites, increased by 51 per cent ($1,913 to $2,890), compared to an increase of 15 per cent ($3,423 to $3,940) for families with two or more persons.

The ability of the Area's housing to attract consumers with higher than average incomes is a fact of strategic importance for the economic success of any urban renewal plan. While many of the white migrants settled in the elevator apartments, a substantial proportion were also found in brownstone structures on side streets where the impact of Puerto Rican migration was greatest. This suggests that the locational advantages of the Study Area remain powerful enough to overcome its

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NUMBER OF INDIVIDUALS BY AGE GROUPS 1950 AND 1956



MEDIAN INCOME OF FAMILIES AND UNRELATED INDIVIDUALS, Study Area, 1950 and 1956

	April 1950	July 1956	Per cent change
FAMILIES	$3,423	$3,940	+15.1
UNRELATED INDIVIDUALS	$1,913	$2,890	+51.1
FAMILIES AND UNRELATED INDIVIDUALS COMBINED	$2,546	$3,500	+37.5
PUERTO RICAN	not available	$2,553	not available
WHITE (Excluding white families and individuals of Puerto Rican origin)	not available	$4,156	not available
NONWHITE (Excluding nonwhite families and individuals of Puerto Rican origin)	not available	$2,850	not available

decline in physical quality, and results in added confidence that a strong, effective demand can be created for a renewed housing inventory in an improved neighborhood. The selective character of the white in-migrant families, who were comprised chiefly of small families and individuals, also offers important clues to the size and type of dwelling units which an urban renewal plan should provide.

Despite the existence of a sizable number of middle-income Puerto Ricans, the 1956 income picture of Puerto Ricans residing in the Study Area was quite poor. Their per capita income of $1,042 and per family median income of $2,553 stand out in sharp contrast to the corresponding incomes of non-Puerto Rican whites, which were $2,850 per capita and a median of $4,156. About 25 per cent of the Area's Puerto Rican households (or 27 per cent of all individuals) received public assistance payments in 1956. Poverty thus plays a large part in the poor housing conditions of Puerto Rican families. Continued assimilation, with further education and job experience, will almost certainly raise the earning power of Puerto Rican families, with consequent gains in rent-paying ability. This is an economic fact which must be taken into account in any urban renewal plan looking toward the future.

Current Housing Conditions

Substandard housing conditions create severe strains both for the occupants exposed to them and for the community-at-large. The strains are magnified when housing deficiencies become the particular lot of a minority group. Such was the case for Puerto Ricans in the Study Area, who accounted for 42 per cent of the families in brownstone rooming houses and 70 per cent of the families in old-law tenements with single-room occupancy, the two structure types in which most of the housing problems were concentrated.

Unlike the situation in other areas, the Study Area's housing deficiencies have less to do with structural dilapidation than with obsolescence and undesirable occupancy patterns. Overcrowding, defined as a person-per-room ratio of 1.51 or higher, and lack of private bathroom facilities represent the heart of the housing problem in the Study Area. A large proportion of the housing inventory which had been used for occupancy by unattached individuals or roomers became the habitat of multi-person family groups. Whole Puerto Rican families replaced unrelated individuals in small dwelling units. At the same time, a large

proportion of the Area's single furnished rooms were converted to dwelling units by the addition of minimum housekeeping facilities. In 1956 more than 3,000 households, two and a half times the number in 1950, were overcrowded. Ten thousand persons occupied shelter space suited for no more than 4,300. Twenty-four hundred dwelling units or 17 per cent consisted of single rooms occupied by two or more persons. Almost 11 per cent of the non-dwelling living quarters were similarly overcrowded.

In the subdivision of existing dwelling units and the conversion of furnished rooms to family occupancy, little or no provision was made for necessary bathroom facilities. As a result, 4,800 units, over one-third of the total stock of dwelling units in 1956, containing 5,300 families, lacked private or adequate bathrooms. Over two-thirds of the deficient housing conditions occurred in brownstone rooming houses and tenements converted to single-room occupancy.

Some idea of the economic problems involved in dealing with and providing for the families in such housing can be derived from an examination of prevailing rents and rent-income ratios. In 1956 the median monthly rent of all dwelling units was about $79, compared to about $55 in 1950. Unfurnished dwelling units rented for $91 and the smaller furnished dwelling units for $68 per month. The median rent paid for furnished rooms was about $8 per week.

The aggregate of reported annual rents paid was about $16,150,000, about 19 per cent of the reported $85,000,000 aggregate annual income of the Study Area. Out of the 17,900 families in the Area, approximately 9,[illegible]0 paid more than 20 per cent of their income for rent; of these 58 per cent (5,700) had incomes below $3,000 per year, and 30 per cent (2,900 families) had incomes between $3,000 and $5,000 a year.

Implications for Urban Renewal

The changes in occupancy in the Study Area which have the most direct implications for renewal are as follows:

First, because of its central location and variety of housing facilities, the Area is continuing to attract ethnic, racial and income groups of all kinds.

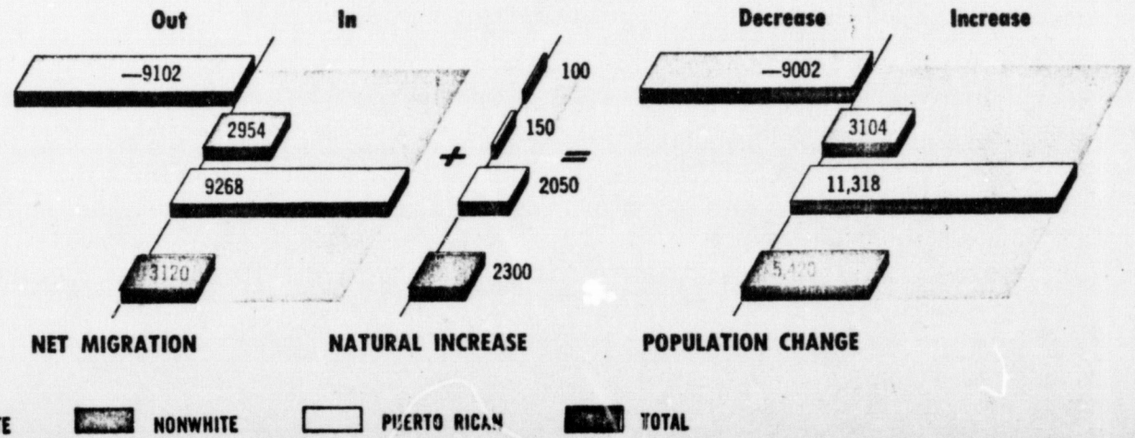
Second, the in-migrants having the best rent-paying ability have tended to be small families or single persons sharing living quarters and thus requiring relatively small units.

Third, excessive population turnover and room overcrowding are key factors in the decline of the Area. They are largely the result of the kind of housing accommodations which, however substandard and unsatisfactory, make the Area increasingly attractive as a port of entry and way station for low-income in-migrants — particularly, although not exclusively, the Puerto Ricans who today comprise one of the mainstreams of migration into the City.

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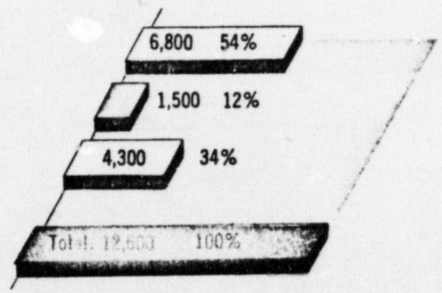
Graph No. 10

NET MIGRATION, NATURAL INCREASE AND POPULATION CHANGE FROM 1950 TO 1956



Graph No. 11

NUMBER OF FAMILIES IN THE STUDY AREA IN 1956 WHO MOVED TO PRESENT LIVING QUARTERS SINCE 1950 BY RACE AND ETHNIC GROUP.



influx of a large number of Puerto Rican children, the majority non-English speaking children for whom special programs have been

At the start of the 1957-58 school year, 55 per cent of the pupils of the three elementary schools were non-English speaking, most of them

The Changing Real Estate Market

● The shifts in the Study Area's population and occupancy patterns have been accompanied by a profound transformation in the character of its real estate market. From the responsible private investor's standpoint the economic prospects of the Area have become clouded with uncertainties, creating an environment altogether unfavorable to an adequate flow of long-term capital for replacement and growth. A new class of investors has entered, willing to take high risks for high returns and quick to seize the many profit opportunities provided by rapid changes in the utilization of the Area's housing stock.

The research findings presented in this chapter indicate that the Study Area has suffered a deterioration in its investment quality and has assumed many of the characteristics of a declining area. True, not every symptom of decline is present. The Area has gained rather than lost population. Vacancies are almost non-existent. The rent roll has expanded, not contracted, and, finally, real estate prices have risen, not fallen. The evidence nevertheless shows not only a decline in housing quality but also that the Study Area has moved further down in the scale of real estate investment markets in New York City.

This loss of investor confidence is manifested in numerous ways. First, capital funds have become much harder to obtain. A larger proportion of the current flow is in the form of higher-risk equity capital rather than lower-risk debt capital; and of the reduced amount of debt capital a smaller share is provided by responsible institutional lenders, while private individuals provide a larger portion, particularly in the form of junior, i.e., second, third, etc., mortgages. Second, the price demanded by capital, both debt and equity, is higher than in other residential areas. Third, the turnover of real estate has increased as new investors have supplanted the old, and absentee ownership has become more widespread. Fourth, while real estate prices have climbed, the rise has apparently been due more to ephemeral and uncertain gains in net income than to a genuine improvement in underlying real estate values. This last can be seen both in the fact that real estate in the Area is traded at a relatively low price-to-earnings ratio, the surest index of lack of investment confidence, and in the apparent unwillingness of the tax assessor to accept current market prices as a measure of true value.

There is little question that without public action the Study Area cannot now, and will not in the future, attract enough responsible private capital for self-preservation, much less improvement. A sweeping change in the investment climate is essential if the Area is to have a creditable future. This is by no means an easy goal to achieve but neither is it hopeless. The key to investment confidence is physical renewal on a scale sufficient to cause private investors to revise their judgment of the Area's future.

Property Turnover and Ownership

Ever since the end of World War II, real property in the Study Area has turned over at a high rate relative both to Manhattan as a whole and to the Area's previous experience. Between 1950 and 1955, for example, the annual rate of property turnover averaged 9.7 per cent, twice the rate for Manhattan during the corresponding period, and more than double the Area's pre-war rate. A high and rising turnover rate in any area is prima facie evidence of basic changes in the market facts that govern investment decisions.

With the rapid entry of nonwhites and Puerto Ricans, a new combination of risks and opportunities confronted current and prospective owners. On the one hand, a different kind of real estate activity became possible — the subdivision of existing residential space, by whatever means, into smaller units which could be profitably marketed. By creating furnished facilities equipped with utilities, it now became possible to derive a higher, though not necessarily a safer, return from a given quantity of shelter space. On the other hand, those owners who would not or could not enter into this new form of activity were faced with real and imagined threats to their investments as the density of the Study Area increased and the composition of its population changed. Unanswerable questions arose. Could the better properties continue to hold the type of occupants upon which original investment decisions had been based? How would commercial real estate fare as the pattern of retail trade shifted? Could a flow of mortgage capital be maintained without penalty terms?

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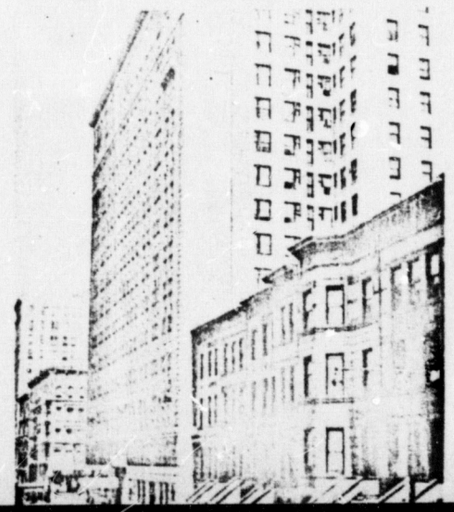
Whatever the causes for the high property turnover rate, one result was clear: title to real estate was being passed to a new type of owner with shallower neighborhood roots and presumably with less concern for the long-term future of the Area. By 1956 the median duration of ownership declined to seven years compared to nine years in 1945. In the case of brownstones, which felt the impact of changes in the real estate market more than any other type of property, median duration of ownership declined from thirteen to eight years for one and two family types and from about nine to about six years for other brownstone types.

The nature of ownership also changed. While there is no way of satisfactorily comparing the characteristics of new and former owners, two facts stand out. One, between 1945 and 1956 the holdings of realty corporations increased from 25 to 33 per cent, and the holdings of partnerships from 11 to 18 per cent. Two, absentee ownership increased. In 1945, 36 per cent of owners resided in their properties; by 1956 the proportion had decreased to 28 per cent. In 1945, almost 12 per cent of all owners lived outside of Manhattan, in 1956, over 23 per cent. Moreover, a considerable number of absentee owners, particularly of brownstones, completely detached themselves from management and supervision by assigning their properties to primary lessees. There is, of course, nothing intrinsically wrong about impersonal or absentee ownership of real estate. But it is reasonable to believe that resident owners have a greater stake in an area and are necessarily concerned with livability as well as net income.

The Under-Confidence of Capital

Even more important than the change in ownership is the fact that suppliers of capital became increasingly distrustful of the Study Area. The hesitancy of capital is revealed in the following ways:

1. There was almost no new construction in the Study Area for a full generation. Only one new structure was erected during the post-war construction boom.
2. Improvements of existing structures fell off sharply. There was clearly a great disinclination to plow back earnings to raise the physical quality of the standing inventory.
3. Property transactions required a higher proportion of equity capital. Compared to the pre-war period the ratio of cash to total purchase price increased from 25 to 35 per cent. An insistence on high proportions of equity is a characteristic of highly speculative investment markets.
4. The flow of mortgage capital showed an irregular decline between 1950-1955, from $3 million to $1.5 million. A smaller share of mortgage funds was supplied by financial institutions and a larger share by private lenders accustomed to making risky loans. Although 30 per cent of mortgage loans made since 1950 still came from banks and insurance companies, institutional mortgage lending was virtually limited to the higher-quality buildings on the easterly edge of the Study Area. Even there, mortgage terms were more onerous than in residential neighborhoods elsewhere in Manhattan. For example, loans on the better apartment properties in the Study Area were limited to 3.5 times the rent roll compared to an average of 4.5 elsewhere.
5. The shortage of debt capital resulted in a widespread resort to junior financing and purchase money mortgages. Junior mortgages accounted for about one-third of all mortgage recordings between 1950 and 1955. Of a total of $11 million in first mortgages during this period, about 70 per cent represented purchase money mortgages.
6. With the possible exception of loans made on the larger elevator properties, effective mortgage interest rates were higher and mortgage contract length shorter than in the residential real estate market as a whole. Although the most common contract interest rate in 1950-55 was a little above the prevailing average for this period, the effective cost of debt capital was appreciably



91st Street at Amsterdam Avenue showing the juxtaposition of modern elevator properties and brownstones. The problems in financing modernization of one type of property cannot but affect the financial status of the other.

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increased by bonuses and commissions required of borrowers. The short maturities on new debt also created a chronic financial problem for the Study Area. Forty-five per cent of all loans made between 1950 and 1955 were for periods of less than five years, and 66 per cent for less than ten years.

7. Equity capital displayed the same underconfidence as debt capital. The ratio of sales price to gross rental income in the Study Area, especially for brownstone properties, was relatively low compared to that for New York City as a whole, indicating that the market was charging a high discount for risk.

Operating Returns from Real Estate

Reliable and representative statistics on operating income, expenses and rates of return on invested capital are among the most difficult of all real estate facts to obtain. However, analysis of available financial statements plus interviews with experienced real estate practitioners indicate that for the Study Area as a whole the return on invested equity in residential real estate was about 12 per cent. This is somewhat less than the average return which the real estate investor expects from apartment property in markets where rents are not controlled and in markets where institutional mortgage loans are readily available. There were, however, wide differences in profit rates for different types of buildings, with brownstones showing the highest profits. The return to equity on brownstones averaged 19 to 24 per cent after debt service, taxes and operating expenses. In the judgment of real estate practitioners, the average return on brownstones is even higher than the above figures suggest.

It should be remembered that the high return to equity on brownstones comes without benefit of liberal mortgage loans. To produce such returns, residential property must have a very great earning capacity per unit of rentable space, a capacity which can be achieved in only one way – by carving the rentable area into extremely small packages and offering each of these packages at a moderate over-all, but very high per square foot rent. It is not surprising, therefore, that annual rents per square foot in brownstone multi-family structures averaged $2.00 and brownstone rooming houses, $2.30 compared to $1.80 in all elevator buildings. Old and new law tenement walk-ups averaged $1.07 per square foot in contrast to old law tenements with single room occupancy annual per square foot rental of $2.86.

Prices and Assessed Values

Rents in the Study Area increased by about 40 per cent since 1950. It is to be expected that a substantial increase in rents and real estate earning capacity would be accompanied by a rise in real estate prices. Between 1950 and 1955 real estate prices in the Study Area climbed by an estimated 14 per cent. While this might be considered a relatively moderate price appreciation in view of the enlarged income potential of important classes of real estate in the Area, it must again be pointed out that not all properties increased their yields as a result of the change in the character of the rental market, and that even the benefited properties were subject to a high risk factor. As already mentioned, the ratio of price to gross rents for brownstone properties remained quite low, revealing that the real estate market apparently was applying a heavier discount for risk to a dollar of prospective net income earned on brownstones than is usually the case with multi-family structures. In other words, there is no compelling reason for real estate prices to keep pace with the rise in potential income.

Nor was the rise in real estate prices since 1950 matched by a commensurate rise in assessed values. Total taxable assessments in the Study Area increased by less than one per cent between 1950-51 and 1955-56. As a result the ratio of prices to assessments stood at 121 in 1956 compared to an average of 104 in 1950-51.

Whatever the reason, one important by-product of the Study Area's lagging assessed values has been a widening of the gap between derived property tax revenues and the presumptive cost of municipal services to its residents. There is no logical reason why revenues and expenditures for any given area have to be equated; and the entire question of the relation between property taxes paid and benefits received is too complex in both concept and measurement to be dismissed with a few superficial statistics. The fact nevertheless remains that, in a period of rising municipal per capita costs, the property tax contribution of the Study Area did not increase in proportion to that of the City as a whole. Between fiscal 1946 and fiscal 1956 the share of the Manhattan tax levy collected in the Study Area fell by 11 per cent.

Not the least of the gains to be sought in renewal of the Study Area, then, is a rise in its property tax base to a level more in keeping with its location and history. Renewal can be the catalyst which generates new taxable construction and, by restoring investor confidence, produces a genuinely higher level of real estate values.

Transportation, Traffic, Parking

The Study Area is one of the most conveniently located parts of the City with respect to rapid transit service. It is only a few minutes by subway from the midtown business area, and about twenty-five minutes from the downtown financial district. These Manhattan business areas, however, are located at the southern end of a long, narrow island; thus heavy traffic, including considerable trucking, travels on Manhattan north-south avenues going to and from Upper Manhattan, The Bronx, and points north and west of the City.

For the West Side, and in fact for Manhattan generally, the only opportunity for substantial traffic relief lies in the construction of arterial by-pass routes convenient for through traffic. No such routes now under construction appear likely to result in any substantial reduction in heavy traffic through the Study Area, nor are there presently any official proposals for new north-south arterial routes on Manhattan Island or in other locations which would afford substantial relief. Similarly, the principal east-west thoroughfares crossing Manhattan in or near the Study Area – West 86th Street and West 96th-97th Streets – will not be substantially relieved by arterials now under construction. Although heavy traffic is usually considered detrimental to residential neighborhoods, areas such as the East Side have developed strongly despite the fact that its avenues are even more heavily travelled than those of the West Side.

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Mass Transit Facilities

Two subways serve the Study Area: the IND Eighth Avenue Line along Central Park West, with local stations at West 86th and West 96th Streets, and the IRT Broadway Line. Presently the IRT has an express stop at West 96th Street, and local stations at West 86th and West 91st Streets. Transit Authority plans call for improved lighting and lengthening of the platforms of the IRT express station at 96th Street and the local station at 86th Street so that modern eight-car trains can be used. The lengthening of the 96th Street platform will result in a new access to this station at 94th Street and Broadway, and the subsequent closing of the 91st Street IRT local station.

As noted, the Study Area has transit facilities second to none in the City – better facilities than the booming residential East Side with its single subway line. Of the 17,700 employed persons living in the Area in 1956, about 6,100 use the subways in the morning rush hours to travel to work. About 1,400 people come into the Area to work each day by subway.

Surface bus lines run on all the north-south avenues in the Study Area and also on Broadway, the first parallel street west of Amsterdam Avenue. Trans-Manhattan bus service is operated in both directions on the West 96th-97th Street thoroughfare and on West 86th Street.

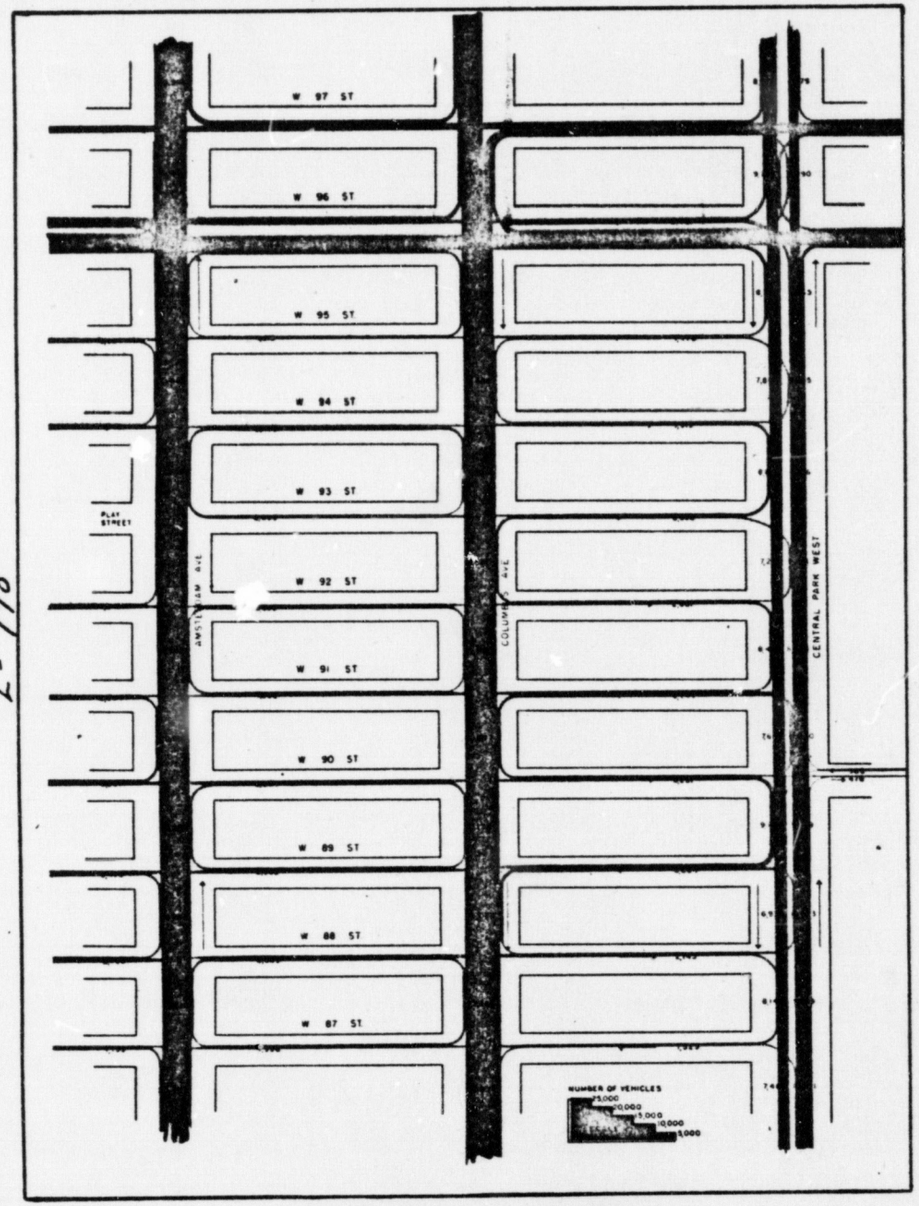
Street Traffic

The major street traffic problem in the Study Area is the heavy through traffic on the three north-south avenues – Columbus, Amsterdam, and Central Park West. Half of the 118,000 vehicles which daily move through the street system of the Area are concentrated on these three avenues, and half of the volume on Columbus and Amsterdam Avenues are trucks, of which seven out of eight merely pass through to destinations elsewhere. Even assuming that a high percentage of the passenger cars on the avenues have their destination in the Study Area, the overwhelming proportion of the vehicles on the north-south avenues represents through traffic.

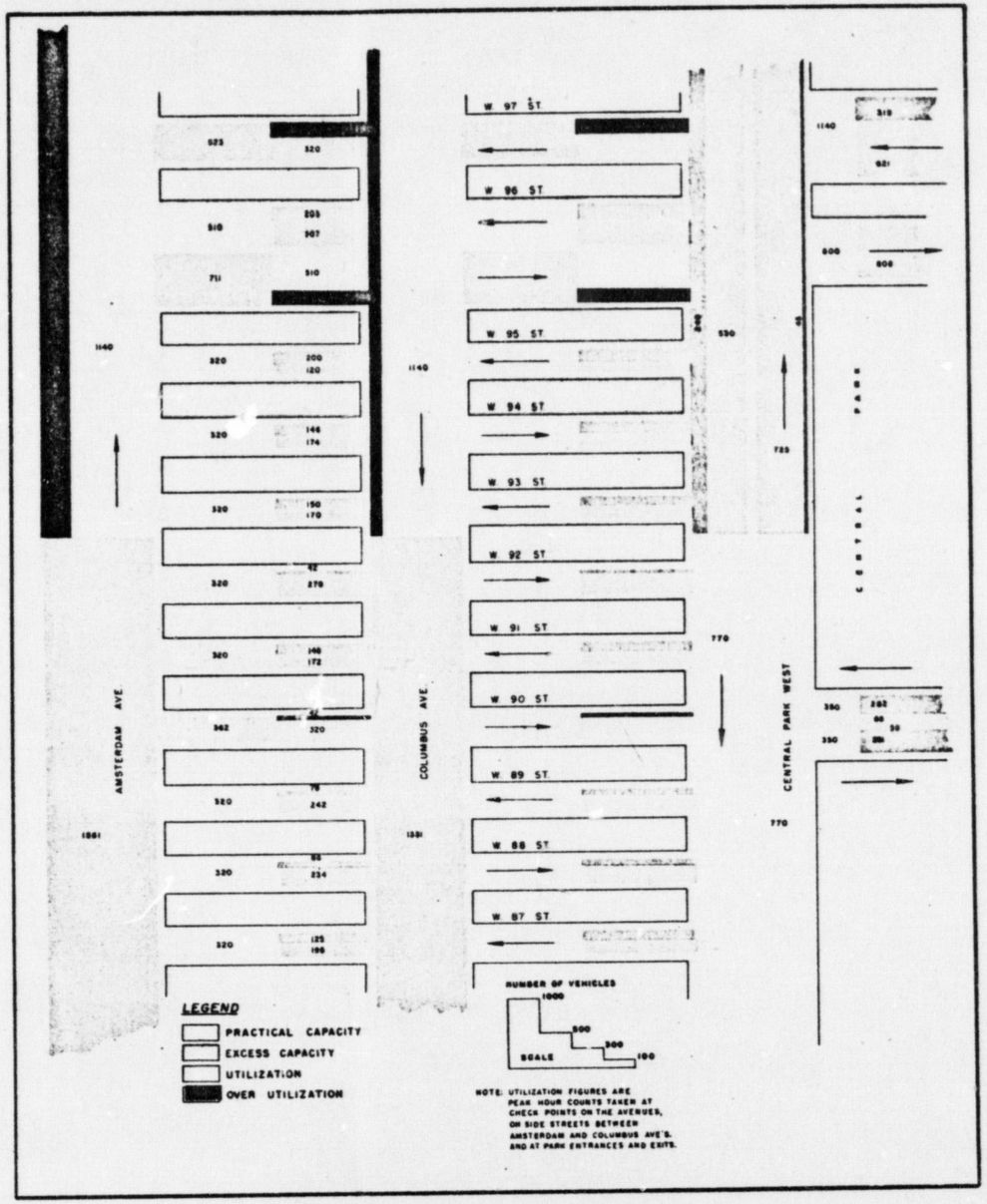
An examination of the traffic volume and utilization map indicates street traffic conditions in the Study Area. The only significant over-utilization on north-south avenues occurs on Amsterdam Avenue in the evening peak hours (37 per cent above practical capacity). Columbus Avenue is over-utilized by 17 per cent at the morning peak. Central Park West at the evening peak has 6 per cent more capacity than required, due to the exclusion of truck traffic and inferior connections north and south of the Park.

Two east-west streets, West 96th and West 97th Streets, which form part of a major trans-Manhattan thoroughfare traversing Central Park, represent the most formidable traffic bottleneck in the twenty-block Area. West 97th Street, one way west-bound between Columbus and Amsterdam Avenues, shows the highest over-utilization during the evening peak hour (63 per cent above practical capacity). West 96th Street,

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TRAFFIC VOLUME
(24 hour, week-day count)



STREET UTILIZATION

a two-way thoroughfare also connecting with the Central Park road system, shows the next highest evening peak-hour over-utilization (39 per cent). West 90th Street, which connects with the Central Park internal road system, is the only other cross street which shows any over-utilization. All the others are strictly local, and capable of handling more traffic than they now carry.

Traffic Accidents

The rate of traffic accidents in the Study Area is close to the average for residential sections of comparable population density and land use characteristics. During a two-and-a-half-year period from January 1954 to June 1956, there were 565 traffic accidents resulting in injuries, property damage, or both, in the Study Area. Of these, 289 occurred where the east-west streets crossed the heavy north-south traffic streams. The worst intersections were, as might be expected, on the West 96th-97th Street thoroughfare.

Pedestrians were injured in one-fourth of the accidents occurring at the intersections. The intersection of Amsterdam Avenue and West 96th Street was the worst from the standpoint of pedestrian accidents.

Amsterdam Avenue had a rate of pedestrian traffic accidents per foot of frontage twice as high as Central Park West, and nearly three times as high as the rate on Columbus Avenue. If traffic volume is the basis of comparison, nearly three times as many accidents per 100,000 passing vehicles occur on the streets as on the avenues. Turning movements, narrowness of moving lanes on the side streets, curb parking, relaxation of a driver's attention because of light traffic, and the tendency of children to play in the streets — all explain why the side streets have more accidents in terms of the number of passing vehicles than occur on the avenues. The need for small local public open spaces in the Study Area is emphasized by the fact that approximately one-half of the injured were under ten years of age.

Parking

Car ownership in the Study Area, on the basis of the total families in 1950 divided by the 1,800 registered passenger cars, is about 11 families per car. Car ownership is conspicuously low; the ownership ratio in the higher-income areas nearby is four families per car, and the ratio for Manhattan as a whole is five families per car.

In the five licensed garages in the twenty-block Study Area there are 600 off-street parking berths, or one berth to every 23 dwelling units in 1956. This ratio of off-street parking space to dwelling units in the Area contrasts with the ratios of 7 and 14 in the two adjacent Health Areas, and with seven in Manhattan as a whole. Off-street garage parking is scarce and costs Study Area users $35 to $45 per month per car.

There are 1,770 curb parking spaces in the Study Area, but all of these spaces are available at the same time only from 7 P.M. to 7 A.M. Though these spaces, together with available off-street facilities, are theoretically in excess of what is needed to accommodate all the vehicles registered by persons living in the Area, a variety of traffic regulations — which are required primarily to permit mechanical cleaning of the streets — cut down the actual number of spaces available on an around-the-clock basis. The consequent weekly average loss of curb spaces for the twenty blocks amounts to 42 per cent.

Assuming that 10 per cent of all cars are used each week-day and estimating a 36 per cent vacancy in the garages, more than 300 cars registered from the Study Area are without terminal facilities at midday. Since drivers from adjacent areas compete for the curb spaces, the figures given above understate the existing parking shortage in the Study Area.

Noise

Excessive noise in the Study Area is largely a matter of traffic. While a reduction in volume of all traffic would reduce the noise level, a reduction in truck and other commercial traffic would have a much greater quieting effect since the north-south avenues are the noisiest streets.

According to measurements of all types of noise taken by the New York City Police Department, Amsterdam Avenue is the noisiest street in the Study Area, with an average of background and specific noises of 75 decibels. The average for Columbus Avenue is 73 and for Central Park West 67. Noise on local side streets is substantially less.

A number of cities such as Chicago and Denver have attempted to deal with the problem of noise in urban areas through their zoning ordinances. For example, the Denver ordinance limits permissible noise to 55 decibels at the edge of a low-density residential area and to 60 decibels for the highest density areas. The noise levels on both Amsterdam and Columbus Avenues are considerably higher than these permissible levels. Since there are relatively inexpensive muffling devices available for trucks, a great deal of the traffic noise could be corrected.

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Community Problems and Organization

● Since 1950, the character of the Area has changed to one of more varied income levels and mixed ethnic and racial backgrounds. While the population coming into the Study Area continues to include Europeans and residents from other parts of the United States and New York City, the largest single group of newcomers are Puerto Ricans, who now comprise one-third of the population of the Area.

The primary focus of attention of the community is on this newest in-migrant group, which differs in language, cultural background and racial composition. While New Yorkers are proud of the City's melting-pot tradition and recognize the advantages which have accrued from past waves of in-migration, the settled residents and each new group coming in go through a difficult adjustment period which the experiences of the past can temper but not eliminate.

The size of the Puerto Rican in-migrant population and the fact that they have contributed to the over-crowding and deterioration of the Area have aroused fear and hostility. This reaction is often in excess of what actual conditions might warrant. Much of the fear of crime and violence expressed by long-time residents of the Area is not related to knowledge of specific incidents. It is often generalized and associated with Puerto Ricans. In reality, the delinquent children and youth of the Area (ages 6-20) have about the same distribution by ethnic group as does the total population of the Area.

While the fears of crime and violence are greater than the reality, delinquency and crime have nevertheless increased in recent years. Because of this increase, the Police Department instituted a program providing for saturation coverage in the 24th Precinct, which includes the Study Area. Leaders in the Area have expressed satisfaction with the understanding way in which this new program has been administered. The Precinct Captain reports a slight decrease in the number of arrests since the program went into operation in the spring of 1955 and a marked decrease in crimes of violence. However, the number of narcotics users committing thefts out of desperation to get money for drugs keeps the number of arrests high.

The barrier of language makes it difficult for most long-time residents of the Study Area to know the many adjustments the Puerto Rican has to make to live in New York City. The newcomer finds that other New Yorkers disapprove of his use of the out-of-doors as an extension of his home as he did in sub-tropical Puerto Rico. Racial differences, which receive less emphasis in Puerto Rico, assume great importance here and influence where he may live, the kind of employment he can get, and the way other residents regard him.

Most of the problems facing Puerto Ricans as the latest in-migrant group have been faced by others before them. However, no reliable studies were found which could throw light on the speed with which Puerto Rican families are becoming assimilated into communities on the mainland.

While there is fear and suspicion of Puerto Ricans in some quarters in the Study Area, it would be misleading to suggest that this is the predominant attitude. In churches, parents' associations, block associations, and civic groups, Puerto Rican and non-Puerto Rican neighbors have come to know and understand each other by working together to achieve common goals, although the number of Puerto Rican adults participating in such activities is small. There is a more widespread acceptance of this new population group by established members of the community than might have been anticipated in such a relatively short period of time.

SCHOOLS AND SERVICES

The adequacy of school facilities and programs is an important element in maintaining a residential area, particularly because of the important part schools play in the decisions of families to come into or remain in a neighborhood. The Upper West Side has both modern and obsolete school buildings; but plans are under way to replace all of the latter. In the elementary schools serving the Study Area, although not in the junior high school, there is a very striking stability of teaching staff, contrary to the experience of problem schools in other areas. The situation is different in the junior high school as a result of a general teacher shortage at this level throughout the City and the resulting need to use a large number of substitutes. Considerable overcrowding has developed in all of the schools serving the Area as the result of the

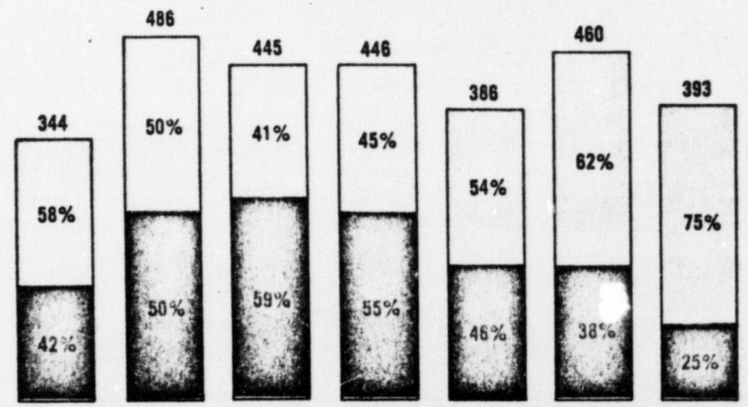
influx of a large number of Puerto Rican children, the majority non-English speaking children for whom special programs have been required.

Public Elementary Schools

Three public elementary schools serve practically all of the Study Area; P.S. 93, at Amsterdam Avenue and West 93rd Street, serving approximately eight blocks, P.S. 166, on West 89th Street between Amsterdam Avenue and Columbus Avenue, six blocks, and P.S. 75, at West End Avenue and West 96th Street, five blocks. A fourth school, P.S. 179, at 140 West 102nd Street, has been omitted from the discussion because under present school districting the only part of the Study Area served by it is the south side of West 97th Street between Central Park West and Amsterdam Avenues. Two of the first three schools to be considered here are in adequate buildings. The third, P.S. 93, a partially non-fireproof building built in 1891 and 1898, is an outmoded structure unsuitable for a modern educational program. None of the schools has adequate outdoor playgrounds. (An area of 21,400 square feet of playground space for P.S. 75 has recently been acquired by the Board of Education near the western end of the block on which the school is located.) This lack of space for recreation handicaps both the regular school program and the afterschool community centers.

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Graph No. 12 **PROPORTION OF NON-ENGLISH SPEAKING PUPILS, BY GRADE (P.S. 75, 93, 166; OCT. 31, 1957)**



Total figures exclude 128 pupils in special classes.

At the start of the 1957-58 school year, 55 per cent of the pupils of the three elementary schools were non-English speaking, most of them newly arrived from Puerto Rico. In order to meet the needs of these children without holding back the English-speaking children, the Board of Education has developed a special program which includes orientation classes for the newly arrived non-English speaking children, and, after orientation, regular classes of less than 25 pupils when 50 per cent or more of the pupils are non-English speaking. The program also includes the use of special teachers, usually with a knowledge of Spanish, to provide a variety of auxiliary services.

As a result of adopting this special program, the schools are overcrowded since none of the elementary schools serving the Study Area has sufficient extra space to carry it out. In September 1957, there were 672 pupils on extra session, an increase of 80 over the previous year. Libraries and science rooms have to be used for regular classes; and special teachers and Bureau of Child Guidance staff have to work and conduct interviews in cloak rooms, teachers' rooms, and other makeshift space.

The teaching process is complicated by the heavy turnover of children throughout the school year. P.S. 93 with a total school enrollment of 1,083 had 554 admissions and 533 discharges during the school year 1956-57, exclusive of first time enrollees in kindergarten and first grade, and sixth grade graduates.

Junior High and High Schools

Joan of Arc Junior High School, which serves the Study Area, was severely overcrowded until the opening in January 1958 of the new J.H.S. 44, on West 76th Street. Joan of Arc, built in 1940, has an adequate and well equipped physical plant. Its playground, however, is too small for the approximately 1,300 children enrolled.

From data supplied by the Board of Education it is possible to get some indication of the distribution of pupils in the general area among academic and vocational high schools in Manhattan and other boroughs. The data, covering 22 high schools and 493 tenth grade pupils, showed that the largest proportion, 22 per cent, attend the High School of Commerce, West 65th Street and Amsterdam Avenue; 13 per cent attend the High School of Music and Art, West 135th Street and Convent Avenue; the third largest, nine per cent, attend the Charles Evans Hughes High School, 351 West 18th Street. The balance attend one of

19 other academic or vocational schools. The data indicate that 62 per cent attend academic high schools, many of which offer technical and vocational as well as academic courses. Thirty-eight per cent attend vocational schools.

The High School of Commerce is a coeducational high school offering both academic and commercial courses and is districted to serve all of Manhattan. It is the high school closest to the Study Area, but is in an old and obsolete building. While it accounts for the largest proportion of pupils in the figures above, only 26 per cent of its enrollment of 2,336 students come from the West Side between West 42nd Street and West 130th Street. In its building program, the Board of Education has included plans for modernization of the High School of Commerce.

Roman Catholic Parochial Schools

Two Roman Catholic parochial schools (grades one through eight) — St. Gregory the Great School at 144 West 90th Street, and Holy Name School at 200 West 97th Street — serve approximately 1,000 children from the Study Area, including a substantial number of Puerto Rican pupils. Classes in these two schools are larger than in public schools, with enrollments of between 40 and 50 per class. Instruction is entirely in English.

The parochial schools, like the public schools, lack adequate outdoor play space. Holy Name School has the use of the indoor space of its Youth Center but has no outdoor playground. St. Gregory's School has a small outdoor yard, but it is inadequate for the school's needs.

Other Private Schools

Eight private schools in and adjacent to the Study Area have a total of 376 children, or 18 per cent of their enrollments, from the Study Area. Seven of the eight schools have scholarship programs, two reporting that one-third of their students were receiving full or partial scholarships. These schools have all been in Park West for several decades and are an established part of the community.

ENROLLMENT IN PUBLIC ELEMENTARY, PAROCHIAL AND OTHER PRIVATE SCHOOLS SERVING THE STUDY AREA 1956-1957 SCHOOL YEAR

	Grades	Total Enrollment	Estimated Enrollment From Study Area
Public Elementary Schools	K-6	3,096	1,747
Parochial Schools	1-8	1,720	1,035
Private Schools	K-12[a]	2,108	376
Total		6,924	3,158

[a]Some private schools included do not have classes for all grades.

OTHER COMMUNITY SERVICES

The demands on community services of all kinds increase markedly when an area becomes overcrowded and begins to deteriorate. Such areas require more policing, more attention to the enforcement of the multiple dwelling laws, more free and low-cost hospital care, more public assistance. The need also becomes greater for recreational programs, for day care for young children, and for counselling services for families in trouble. It is not surprising, therefore, that the Study Area has an array of needs for service beyond the capacity of existing agencies and personnel to supply.

Public Assistance

Approximately 11 per cent of the individuals in the Study Area are receiving public assistance from the New York City Department of Welfare, in contrast to a City-wide percentage of 3.5 at the time of the study. A considerable portion of these are receiving only supplemental assistance. Seventy-eight per cent of those benefiting from public assistance in the Study Area are Puerto Rican, or 26.7 per cent of the Puerto Rican individuals in the Area. This proportion is not surprising in an area of first residence where many families face problems in securing employment with adequate wages and finding living accommodations at rents they can afford. The proportion of Puerto Rican individuals receiving public assistance for the City as a whole is 14.7 per cent.

Almost 94 per cent of public assistance families in the Study Area are living in furnished living quarters, the Department of Welfare having no better housing to offer. While some of these are adequate, a large number are overcrowded and substandard. This is a matter of serious concern for the City, since the Department of Welfare is in the anomalous position of having to pay legal rents for housing unsuited to family living.

Counselling Service

Many families in the Study Area require the assistance of counselling agencies to help them work out problems which disturb family life and contribute to delinquency and mental illness. The amount of such service available to the Area is limited. Only 125 cases were handled during a recent six-month period by the voluntary family agencies, the Bureau of Child Guidance and the Board of Education Referral Unit. (Referral Units are a joint project of the New York City Youth Board and the Board of Education. They work through the schools to identify



of the children of working parents in the Study Area can be cared for in the Open Door Child Care Center in P.S. 179 on 102nd Street.

and help maladjusted youngsters and potential delinquents at an early age.) A number of factors contribute to this low volume: the length of the treatment period for many families, the large geographic areas covered through the district offices of most of these agencies, the remoteness of most of these offices from the Area, and insufficient staff.

Day Care

Day care facilities for the young children of working mothers are essential to all urban communities, and particularly in areas where both parents frequently have to work to meet basic expenses. Pre-school children need full day care and young school-age children need supervised care after their school day and until their parents return from work. Day care facilities available to the Study Area are at present very limited; two public, one parochial and three private centers, all serving larger areas, can accommodate only 160 children between the ages of three and eight from the Study Area.

The Day Care Centers serving the Study Area have long waiting lists for both pre-school and young school-age children. Local school authorities are concerned about the informal and unsatisfactory arrangements which parents now often have to make for the day care of young children. No really effective program to control this can be carried out unless space is available in approved day care facilities.

Health

The majority of Study Area residents are able to pay for private medical ca ; they have their own physicians and use voluntary and private hospitals in various parts of the City. A substantial number, however, have such low incomes as to require free or low-cost clinic and hospital care. The facilities for this latter group are taxed to the limit, maternity and pediatric clinics being particularly overcrowded.

The Department of Health, in addition to its other functions, operates prenatal and other health clinics as a part of a program of preventive care, and supervises the medical and dental programs in public schools. A new building just north of the Study Area is scheduled to be built to house the Riverside District Health Center, through which residents of the Study Area will receive service. A number of voluntary health agencies work closely with the Department of Health in the operation of the program for the general area.

Recreation

There is general recognition in the Area of the need for more organized recreational service. While a substantial program is now in operation, the need is particularly great because of the very large number of children and young people in the population. Joan of Arc Community Center and Holy Name Youth Center operate the largest programs used by residents of the Area. There are, in addition, 22 other programs operated by private and public agencies, churches and synagogues, which vary in size and the number of days a week during which they are available. A generous estimate of 2,500 young children, teen-agers and adults, most of them under twenty-five, had some contact with some one of these programs in 1956. (This figure represents less than one-fourth of the Area population between the ages of five and twenty-four.)

The Study Area does not have a neighborhood house or an agency with a similar function which could operate a flexible program to meet specific and changing community needs, among them recreation. There are, for example, many physical facilities in the Study Area not being fully utilized. While they are not committed in any way, several private schools and religious institutions have expressed willingness to consider making space available to the community if an appropriate program can be worked out and supervisory personnel provided.

There are playgrounds and athletic fields in Central Park and along Riverside Drive which are quite adequate for older children who can safely travel some distance from home. As noted, the playgrounds of the schools which serve the Study Area and which are available for use during school hours and for community use after school are inadequate. A number of small play areas for little children along the edge of Central Park and Riverside Drive meet the needs of families living adjacent to the Park and the Drive. However, community leaders stress the need for more of these open areas between the parks, as play space for little children close to home and sitting space for mothers and older people.

Control of Delinquency

Recreation programs have been expanded significantly since 1950

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as a part of the community's effort to prevent the increase of delinquency. Additional counselling services have been provided through casework agencies and the Board of Education's Park West Referral Unit. The expansion of services has been a joint undertaking of community leadership and public and private agencies, as part of a City and State-wide attack on the problems of delinquency. In the City, the program is under the leadership of the New York City Youth Board, which has provided the major portion of the funds for the expanded program in the Area. (In 1951 the Youth Board extended service to the upper portion of Park West from West 86th Street to West 110th Street; the area from West 58th Street to West 86th Street was added in 1955.)

Seven recreation and counselling agencies serving the Study Area receive funds from the Youth Board to enable them to extend their services to more young people and their families in the community. For example, the Youth Board supplements the Board of Education budget for Joan of Arc Community Center by $30,000.

While these programs of prevention and control cannot offset all of the effects of the increasing overcrowding and general deterioration, leaders in the Study Area are in general agreement that the expanded program made possible by Youth Board direction and funds has proved effective. Increased staffing of the Police Precinct also has been an aid in maintaining order in the general area and has helped to reduce the fear of violence.

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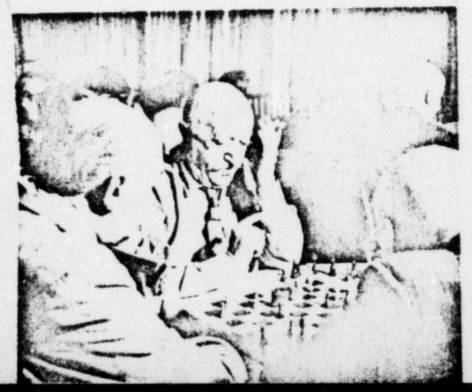
The Aged

While much attention in the Study Area is focused on children and youth, concern is also expressed in many quarters about those 65 years and over. This group, constituting 7.4 per cent of the population of the Study Area, number 2,885 individuals. Since more than 60 per cent in this age group have incomes under $2,000, many cannot pay for either adequate housing or other essentials and are dependent upon services offered by public and private agencies. Over 300 of the aged group in the Study Area are receiving Old Age Assistance; others are living on Social Security pensions or are living with relatives. These people and others with limited incomes use hospital clinic services extensively. However, there are no general clinic services in the immediate vicinity which give particular attention to the needs of the aged.

Programs for older people which offer opportunities for social contacts and creative and recreational outlets are assuming greater importance as larger numbers in this age group follow the pattern of remaining in their own homes as long as their health will permit. The Katherine Engel Day Center, formerly the Council Club for Older People, has recently moved to 96th Street and Broadway, immediately adjacent to the Study Area, and has expanded its facilities and program. There are, in addition, a number of clubs for older people sponsored by agencies or religious institutions which meet once or twice a week. One of these is connected with the Joan of Arc Community Center.

All of these services, operating at capacity, still serve a relatively small portion of the aged population of the Study Area. The need for more such facilities is generally recognized.

Apartments at reasonable rents are an urgent need for a portion of the aged population who are in good health and able to maintain themselves independently. Older people are no different from other age groups in this regard, except that they are less able to travel about to seek out other accommodations, and they have no prospect of increased income which might eventually bring more adequate housing within their reach.





Additional facilities are needed in the Study Area where older people can find congenial recreation as in the Katherine Engle Day Care Center, 96th and Broadway.

COMMUNITY ORGANIZATION PATTERN

The degree to which the citizens in a community are willing to participate in planning and carrying out programs to meet pressing local needs is a measure of its vitality. There are many Park West and some neighborhood organizations which represent the efforts of citizens and agencies to solve their common problems. The study staff held over 200 interviews and conferences with representatives of these community and neighborhood organizations and agencies and with City-wide official and voluntary groups having some direct relationship to the Study Area. The staff gathered data on the function and programs of these organizations and recorded their suggestions as to how the Study Area could be effectively renewed.



The 1957 community Clean-up, Fix-up, Paint-up contest staged by the Riverside Neighborhood Assembly ends in a free paint job on the building fronts on 94th Street.

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Local Neighborhood Organizations

The Study Area has never been thought of as a distinct neighborhood although it began to take on some individual identity as the Study progressed. There are, however, a number of local activities going on within it, such as block associations, churches with neighborhood activities, and parents' associations identified with the schools serving the Area. These local groups have never combined within this geographic area to meet common problems. Many of the members of these local groups met each other for the first time in discussions of urban renewal.

Since it would be important in any urban renewal venture for the citizens in the neighborhood to work together in its implementation, special attention was paid to these local groups now functioning within or on the periphery of the Study Area. There are five block associations within the Study Area in which owners and tenants have organized to improve properties and living conditions. They have engaged in such programs as the planting of trees, encouraging the rehabilitation of brownstones, and persuading landlords and tenants to improve conditions in some properties. It was found that while property owners had taken the initiative in all of these associations, tenants have been invited to participate in some cases. The study revealed that the majority of the blocks still have 15 or more resident owners, providing a good nucleus for organization. While leaders of the block associations have raised strenuous objections to living conditions in some furnished-room houses in their blocks where Puerto Rican families live, they point out that these objections should not be construed as hostility towards Puerto Ricans in general. Each of the associations now functioning has an inter-racial and inter-ethnic membership.

Parents' associations of the local public schools are vitally concerned with many of the problems of the Area which have a direct bearing on child welfare. Their knowledge of the neighborhood is first-hand and specific. Most of them are giving a considerable portion of their time to developing practical ways in which Puerto Rican and non-Puerto Rican parents can learn to know each other. Their programs for parents include social and educational activities which represent a sustained effort to strengthen the relationships among all ethnic groups. The actual number of parents involved in these activities is small in comparison to the population, partly because of the mobility of the families in the Area.

All of the 23 churches and synagogues in and adjacent to the Study Area are affected by conditions in the general neighborhood. Some are remaining aloof; others participate with City-wide or Park West organizations in an effort to find solutions to community problems. A smaller group is developing neighborhood ministries which bring them directly into contact with the problems of housing exploitation and adjustment faced by many residents of the Area. Here mainlanders and Puerto Ricans are becoming acquainted as the churches try to find ways to alleviate some of the suffering they find.

Churches, civic organizations, political clubs and other groups are operating Housing Clinics, staffed for the most part by volunteers. Such clinics have been set up at the suggestion of the Department of Buildings in many parts of the City as an aid in the enforcement of the Multiple Dwelling Law. These clinics provide information to landlords and tenants concerning their rights and responsibilities under the law and assist applicants in the processing of complaints concerning violations. Applications to clinics have fallen off since the start of the program in 1955, perhaps in part because of the complex nature of the problems. One clinic reported that it had taken more than six months

and a heavy investment of man hours to see one case through to a successful conclusion.

It is apparent from interviews and meetings with these local organizations that a substantial number of residents would be interested in participating in planning and carrying through a renewal project. These people have diverse economic and cultural backgrounds and can be expected to have different interests and goals in renewal. However, they have a common conviction about the necessity for improvement of the Area and appear to have a greater degree of tolerance of cultural differences than might be expected.

Park West Community Organizations

The study revealed that most of the formal organizations which local citizens have set up to solve their problems have been designed to serve all of Park West. The local weekly newspaper provides extensive coverage of local civic activities and provides a sense of common identity for the organizations of the Park West community. The organizations run the gamut of the interests and concerns of an area of a large city. Some have a single function, such as the business life of the community, housing, or the recreational programs in the public schools. Others, with broader statements of function, are concerned with the whole range of community problems.

These organizations have attempted to deal with all of the problems which have been discussed in this portion of the report. For example, several gave leadership to the housing clinic program; one has been particularly instrumental in securing new and expanded recreational services in public schools; several have stimulated the development of a variety of programs to promote integration.

The planning of programs to meet local needs, however, is often fragmentary and does not utilize the full resources of the community. In the course of the Study the statements of purpose of nine Park West community organizations were compared. The comparison revealed considerable overlapping of function and, although several statements included an intention to discharge a general coordinating responsibility, no one group is recognized as a central coordinating and planning body for the community. As a consequence, while Park West organizations have similar points of view on many issues, their combined influence can rarely be brought to bear on specific community problems.

The leaders in all of these organizations recognize how cumbersome their operational machinery has become; how it has increased in complexity, as is so often the case in deteriorating areas, because no group could successfully stop the process of deterioration by its own efforts. The community has grouped and regrouped its forces, setting up one organization after another with the hope that the newest one could achieve greater success. Each has marked achievements to its credit, but the total effort has succeeded in retarding deterioration, not in stopping it.

Much of the planning and carrying through of an urban renewal project would require the cooperation of community organizations at the Park West level as well as in the neighborhood. For this reason, the study has attempted to assess the potentiality for improved cooperation among organizations at this level. The recognition of the problem by all of the organizations involved is significant. There is also evidence of some efforts to consolidate forces and attempt joint action. Most important, there has been a positive reaction to the prospect of urban renewal and a willingness to participate fully in planning. Since this program offers the possibility for the achievement of many of the goals of these organizations, it is believed that they will find improved ways to work together on the carrying out of renewal.

Relationship of City-Wide Community Planning Organizations to the Urban Renewal Area

As indicated above, the Study Area needs additional services, many of which come from City-wide agencies, both public and private. There has been a good deal of contact on specific needs between local agencies and organizations and City-wide groups – for example, with the Board of Education in regard to recreation services and special school programs for non-English speaking children.

Relationships with the broad social planning organizations at the City-wide level such as the Community Council of Greater New York and the Citizens' Housing and Planning Council are sporadic. The study shows that Park West organizations on occasion make use of these organizations, and local citizens and professional workers from Park West serve on committees of both. However, there is little indication of close or continuous relationship between local and City-wide groups except in the settlement or neighborhood house field where local neighborhood houses maintain relationships to each other and to their City-wide organization, the United Neighborhood Houses.

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RENEWAL
of the
AREA

Goals of Renewal

In amending the Housing Act in 1954 the Congress made loans and grants for renewal conditional upon a plan of action which would deal effectively with the total problem of urban blight. Such a plan was to be based upon the establishment and preservation of a well planned community with well organized residential neighborhoods of decent homes providing a suitable living environment for adequate family life. Renewal was to utilize appropriate private and public resources to eliminate and prevent the development or spread of urban blight, and encourage needed urban rehabilitation and other feasible community activities leading to the revitalization of deteriorating areas.

How can these general goals laid down by the Congress be translated into a program which will renew an area with the problems described in this report? What is more, how can a plan for the twenty blocks of the Study Area be a prototype for a City-wide renewal program? To make a plan which would solve the problems of one small part of the City would not be too difficult if all available resources were concentrated in a single neighborhood; this is not the problem. What is proposed for the Study Area must be of such a nature that it can be repeated again and again in the constant modernization and reconstruction which must take place in every city.

It was with this in mind that the objectives of a renewal plan for the Study Area were established. A clear statement of the goals of renewal will make it possible to judge a program's success against realistic standards and curb the expectation that it will solve all separate though related social and physical problems in the fields of housing and city planning. This chapter thus lists and defines the basic aims of this renewal study and sets limits for the building and area plans which follow.

The Reduction of Population Turnover

As shown, the Study Area is, and throughout its history has been, a residential area. Its central location in the City continues to make it attractive to a wide variety of income and ethnic groups. Renewal should maintain and improve this residential character of the Area. It is normal for a neighborhood like the Study Area, in the center of a metropolis the size of New York, to have a high population turnover. When, however, a school has a 50 per cent turnover in a single year, the population mobility has exceeded the limits which would enable the Area's residents to participate normally in neighborhood affairs. Consequently, among the most important goals of renewal must be the reduction of the present level of population turnover to one permitting continuity in community life.

Economic and Racial Integration

A statement made by Mayor Wagner in 1956 applies to the Study Area and to a renewal program generally:

> *"As a matter of morality as well as law, all New Yorkers must have the right to bargain for their shelter in a freely open, competitive housing market. Our effort is to establish the right and the opportunity of anyone to move in any neighborhood, as his desire and income may dictate."*

The need for economic integration, on the other hand, is perhaps not so widely appreciated. Unless this is achieved, the City will increasingly be divided into economic-class neighborhoods. In an economically integrated area, there is opportunity for influence and leadership from all income groups to be brought to bear on the development of a cohesive local community.

The Park West community and the Study Area, like many other sections of the City, have always been economically integrated; there has long been high-rental housing along Central Park West while Columbus Avenue was developed with low-rental housing. There has been a wide variation in rentals in the brownstones along the connecting side streets. Although this original pattern left much to be desired from a design point of view, it was a balanced neighborhood in a democratic pattern with considerable character which should be maintained.

An economically integrated community also must have fairly extensive provisions for middle-income families, not just for high-rental and public housing tenants. The frequent statement that Manhattan is becoming a place where only the rich and the poor can live, each in their own neighborhood, may become a reality unless greater provision is

Public walk in block center would provide attractive environment for both new and rehabilitated buildings. *See page 56.*

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made for the middle-income family who can pay higher rents than public housing tenants but who cannot afford the rents private developers must charge.

Reduction of Overcrowding

Elimination of the room overcrowding which is most prevalent in the brownstone rooming-houses and the single-room occupancy old-law tenements is also one of the goals of renewal. Overcrowding adversely affects both the occupants of such living quarters and the neighborhood in general. Without correction of over-occupancy in the Study Area there is little hope that it would attract new investment. Nor is it possible to assure adequate schools, open spaces, recreation facilities and the like for the population when the housing stock is occupied by more than the number of people it was designed to accommodate.

Minimum Public Subsidies

Any one renewal area could of course be heavily subsidized, but if a City-wide program is to be successful, one of the goals of renewal must be to keep the use of public funds, where required, to a minimum. This holds true whether the public support comes from the City in the form of tax concessions, or from the Federal government through write-downs.

The national demand for the available Federal funds is rising as programs of redevelopment and renewal get under way in cities all over the country. In response to the demand, Federal officials are tightening up their requirements. This trend will continue and projects which are planned to get the most for every dollar will tend to be favored.

Maximum Private Investment

Both to reduce the burden on the public treasury and fulfill the philosophy of the Federal renewal program, the fullest amount of private development must be encouraged. But private capital can be induced only by making the investment attractive both as to safety and return. In view of the declining confidence on the part of investors in the Study Area as summarized previously, this will take careful planning so that public programs will clear out the worst areas and make selected building sites and rehabilitation projects attractive to investors in privately financed rental housing and to families investing in cooperative middle-income structures.

Civic Design

While the physical basis of renewal is to keep the buildings which are good, rehabilitate where feasible, and demolish and replace with new structures where warranted by the condition of the existing buildings, the design goal of renewal is good architecture and an attractive over-all neighborhood plan. The proposals for physical renewal must not be routine mechanical solutions of building deficiencies and adequate space allocations for public open areas, institutional uses, traffic and commercial needs. All these things are good and necessary and will be presented in this report, but they are not enough. The proposals must be more than a combination of high and low buildings; they must be a pleasing combination presenting a harmonious relationship between buildings and open spaces.

Rehabilitation

In renewing a local urban area another of the basic aims is to rehabilitate as much of the existing housing stock as is practical so as to conserve the investment being lost through premature obsolescence. It would make little sense to remodel an old building if it would cost more than to erect a new one unless accompanied by demonstrable benefits which would justify added costs. Rehabilitation which results in a structure with acceptable design and well-laid out dwellings, must be carried financially by the anticipated rentals.

Cost comparisons between rehabilitated old buildings and completely new ones should take into account structural differences, viz., a new fireproof concrete and steel structure would justify a longer term mortgage than a rehabilitated brownstone. The most meaningful cost comparisons between these two structural types would therefore be in terms of the monthly cost of shelter rather than the cost of construction or rehabilitation.

Density

Raising the population density in the already high-density Study Area would overload the public open spaces, the schools and other community facilities, and, possibly, the transit and street system. On the other hand, if the density of the Study Area were lowered, the land cost per dwelling unit would be higher. In the boom which resulted in the erection of the apartment buildings to the west of the Study Area, for example, the costs of acquiring and demolishing the earlier buildings

were met out of increased rentals and by building more apartments on each plot. If renewal is to appreciably lower the density of an area, these costs must be met out of the public treasury since the present owners must be paid a fair price based upon the market value of their property.

There are areas in which renewal would change the density, but in view of its location at the center of New York City, its transportation facilities, its proximity to large parks, the goal is to renew the Study Area at approximately the existing density.

Tax Returns

The goal for the Study Area is to raise the present real estate tax return. It was felt that if the Area with its advantages and attractions for diverse population groups of all incomes could not pay its way in renewal over the long run in terms of its tax return, the cost of a City-wide renewal program would appear to be so staggering that it would meet with little or no official or public acceptance. It is of course not necessary that every block or every neighborhood in the City yield a greater tax return upon renewal, but it is necessary to have such a result from as many local renewal projects as possible in a City-wide program.

Small Builders

Another of the goals of renewal is to give the average and smaller builder and real estate firm the opportunity to participate in rebuilding our cities, an activity which heretofore has been virtually dominated by large redevelopment firms. Wider participation is possible because land will not be available only in large parcels. As a result of this variation in parcel size and the absence of very large parcels, the contract unit in most renewal plans could be a single building or small group of structures. In each case it should be possible for a large number of different types of builders or investors to tender bids on real estate which fits into the pattern of their regular construction operations. Keeping this possibility open is particularly desirable in rehabilitation since such work in New York City has traditionally been done by smaller contractors.

Community Participation

Not the least of the goals of renewal is the full participation of the local community in the entire process. This is both necessary and desirable. It is necessary because renewal by its nature does not disturb the greatest part of the population at any one time. Renewal would necessarily take place over a considerable period and a large proportion of the existing population would remain after the bulk of the rehabilitation and new construction were completed. The community institutions and organizations would not be wiped out, but strengthened by the process. It is inevitable that the people of a neighborhood undergoing renewal will actively interest themselves in all phases of the operation. With this interest their active support must be secured and maintained. If renewal is to succeed in a continuing program, such local support is essential if the support from any government level – local, State, or Federal – is to be assured.

This is as it should be in a democratic society. It follows that the community must play a part in the planning and effectuation of renewal. Plans of course must be drawn by professionals – city planners, architects, engineers and by experts in many fields – but they work for the people of the neighborhood as well as for the City as a whole. Thus renewal becomes one of the ways in which participation in public affairs can be returned to the local level.



Tree planting by the West 87th Street Park Block Association

Physical Plans for Renewal

● Renewal of the Study Area can be achieved by a wide variety of physical plans. The design and procedures outlined below, though the product of considerable study, should be regarded as suggestive rather than recommended solutions – as illustrative models rather than working drawings. Only an operating renewal agency has the authority to devise a final plan.

Two physical plans are presented, each having two variants. Plan A differs from Plan B mainly in the amount of emphasis given to rehabilitation as compared to new construction. Testing the feasibility of rehabilitation requires a thorough architectural study of existing structures. To conserve resources, the building-by-building survey was limited to an eight block section, referred to here as the pilot area. The pilot area also serves as a useful device for observing the process by which the proposed renewal plans might be translated into actuality. These eight blocks selected are representative of conditions in the entire twenty-block area. Seven of the blocks lie between Amsterdam and Columbus Avenues from 90th to 97th Streets and the eighth between Columbus Avenue and Central Park West from 96th to 97th Street.

It has been assumed that the renewal of this pilot area will extend over a ten-year period. The renewal process is conceived as taking place in four stages, each lasting about two-and-a-half years. The first two stages of Plans A and B are described in some detail. All improvements are identified not only by type of structure and location but also, in the case of new apartments, by indicating whether they are to be low-rent public housing, quasi-private middle income housing, or private rental housing. Since it is difficult to foresee step-by-step renewal activity in the second five year period, the new housing in Stage III is shown without reference to type of financing or ownership. Stage IV serves as a schematic illustration of the cumulative results of renewal for the entire pilot area as well as for the remaining twelve blocks in which, it has been assumed, renewal was being carried out simultaneously.

REHABILITATION

Renewal Techniques

The application by New York City to the Urban Renewal Administration for the grant under which this renewal study was made calls for the development of techniques aimed at the "renovation of existing buildings worth saving." To meet this requirement the following steps were taken, with extensive assistance from experienced architects and real estate analysts: *a*) an evaluation of existing structures; *b*) an estimation of the costs of various types of rehabilitation; *c*) an appraisal of the economic feasibility of rehabilitation, measuring outlays (including mortgage costs) against prospective returns; *d*) an evaluation of the place of rehabilitated structures in the over-all design.

Suitability of Existing Structures for Rehabilitation

To determine the suitability of each individual structure for rehabilitation the real estate inventory of the pilot area was completely surveyed. Suitability was judged primarily by two factors: structural soundness and obsolescence, the latter measured by such elements as building depth, land coverage, room layout and access to light and air.

The resulting classification is based on a detailed field inspection by four teams of two men each, one of whom was from the architectural consultant's office and one from the City Department of Buildings. Each team examined the buildings assigned to it from cellar to roof, and the findings were recorded on individual inventory sheets. Doubtful cases received further staff review so that the final classification is a matter of judgment, not merely the operation of a mechanical formula.

The evaluation indicates that 87 per cent of the brownstones warranted exploration of rehabilitation, while another seven per cent were in an acceptable condition. On the other hand, only 34 per cent of the old-law tenements in the pilot area could be considered for rehabilita-

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COLUMBUS AVENUE

WEST 87 ST.

WEST 88 ST.

WEST 89 ST.

WEST 90 ST.

WEST 91 ST.

WEST 92 ST.

WEST 93 ST.

WEST 94 ST.

WEST 95 ST.

WEST 96 ST.

WEST 97 ST.

CENTRAL PARK WEST

CENTRAL PARK

Physical Evaluation of Existing Buildings

Old-Law Tenement, Rehabilitation Indicated

Old-Law Tenement, Demolition Indicated

Building in Acceptable Condition

Brownstone, Rehabilitation Indicated

Brownstone, Demolition Indicated

tion, with but an additional six per cent in an acceptable condition.

In certain cases, structurally sound buildings in locations which might bring high enough rents to warrant extensive remodeling were marked for demolition because their sites could be put to better use, for example one of four adjacent old-law tenements on the north side of 96th Street near Amsterdam Avenue. The other three buildings were borderline cases in respect to structural soundness. All were poorly maintained and were built on the same obsolete plan as the majority of the old-law tenements in the Study Area. In addition, all four were located between two modern elevator buildings on a major thoroughfare, on a site which would be desirable for high-rental development once a renewal program gets under way, thereby strengthening the case for marking all four for demolition. (See Page 80 for one way in which this site might be redeveloped.)

Costs of Rehabilitation

Analysis of the feasibility of rehabilitation in the Study Area concerned itself mainly with two types of structures: brownstone row houses and old-law tenements. (As a matter of policy, the elevator buildings were permitted to stand without significant alteration.) Can such structures be remodeled into attractive and satisfactory living quarters in terms of acceptable standards of space, light, air? Would such remodeling be less expensive than demolition of existing buildings and their replacement with new structures?

The procedure followed in the analysis of both brownstones and old-law tenements was to select for intensive study buildings with typical layouts and in good structural condition. The study consisted of preparing working drawings and specifications for three successively higher grades of rehabilitation: the lowest grade involving a minimum of structural changes; an intermediate grade requiring some structural changes; and a high grade involving extensive interior and exterior remodeling. All plans and specifications conform to the requirements of the New York City Building and Multiple Dwelling Codes and the State Multiple Dwelling Law.

From the working drawings an experienced estimator prepared detailed cost estimates based on current prices in the area. These estimates, which were checked with independent contractors familiar with the kind of work required, closely approximate actual bid prices. All estimates were based on current union wage rates and current prices for material and equipment.

There was no attempt to make design studies of how various building types could be satisfactorily adapted to rooming house use. (On May 14, 1954, a moratorium was placed on the creation of additional "Class B Multiple Dwelling Rooming Houses" in New York City.) Rooming houses essentially represent a way of subdividing a large private house or apartment, with the installation of fire protection devices but without major alterations, and renting to a number of individuals or two-person families. The problems connected with this class of buildings are not primarily a matter of design but of appropriate regulations and their enforcement.

BROWNSTONE REHABILITATION

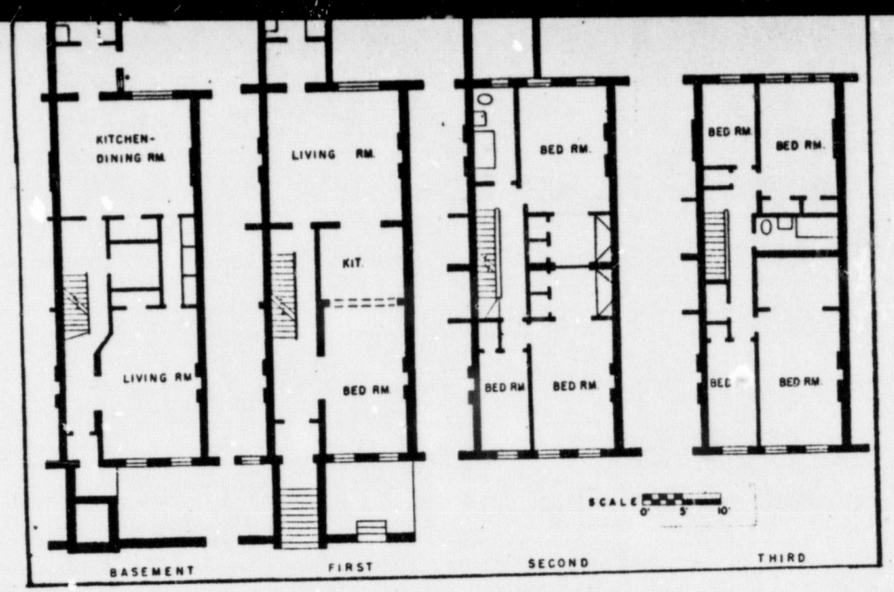
To test the feasibility of rehabilitating brownstones, two adjoining structures on 92nd Street, generally typical of other brownstones in the Study Area, were selected for intensive study. The use of a pair of adjoining buildings permitted the analysis of possible advantages which might result from a common staircase. Combinations of three or four buildings with one common staircase were abandoned because the alterations necessary to meet the requirements of the New York City Building Code and the State Multiple Dwelling Law proved too difficult and expensive. Floor plans of the existing buildings, and plans of the three grades of remodeling (minimum, intermediate and extensive) are presented, together with summaries of the costs and rents involved under the various financing alternatives. All three grades showed the best results by having two small apartments per floor, particularly above the garden and first floor levels, rather than single floor-through apartments. The additional rent more than justifies the cost of extra bathrooms and kitchens.

Minimum Rehabilitation

In this scheme, every effort was made to avoid structural changes and moving of partitions. The old stoop and cornice remain; electric and heating facilities are to be augmented rather than replaced; plaster and floors are to be patched. However, in regard to plumbing, it was found that it would be cheaper to rough-in pipes, back to back, in a central location, rather than to replace old lines in isolated spots – a factor which also improved the room layouts.

The results of these alterations are eight apartments per building,

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Brownstones Before Rehabilitation

SCALE 0' 5' 10'



Typical brownstone facade.

each with bath and kitchenette mechanically ventilated by ducts in a shaft rising from the basement up through the roof. Five of the apartments have separate small bedrooms; three have only one room. The apartments shown are entered from the street, but a building entrance from the rear could be included without appreciably raising the required rents.

The cost of this form of alteration, excluding acquisition costs, is estimated at approximately $30,000 for each building, which is about $3,750 per dwelling unit, or $1,875 per rental room. (In these rehabilitated structures, a living room or bed room is considered as one rental room; kitchen facilities in an alcove or foyer are considered a half-rental-room.) Including the cost of acquisition, dwelling unit and room costs are $6,750 and $3,375, respectively.

Intermediate Rehabilitation

Intermediate rehabilitation involves removal of the stoop and resurfacing of the front facade; shifting of some of the interior partitions; improving items of finish such as tile in bathrooms; laying new floors and extensive new plaster; and installing completely new wiring, a new oil burner and other elements. The floor plan is quite similar to the minimum grade, with two dwelling units per floor, except that a 3½-rental-room apartment is provided on the garden level.

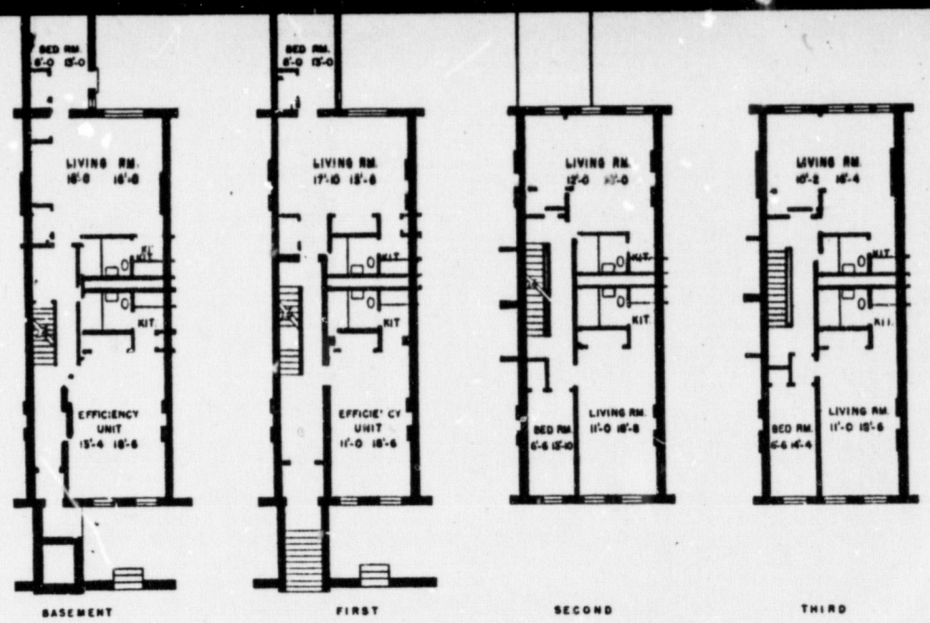
The estimated alteration costs are $46,300 for one building, which is about $6,900 per dwelling unit and $3,580 per rental room. Including acquisition costs the dewlling unit and room costs amount to about $10,330 and $5,360 respectively.

Extensive Rehabilitation

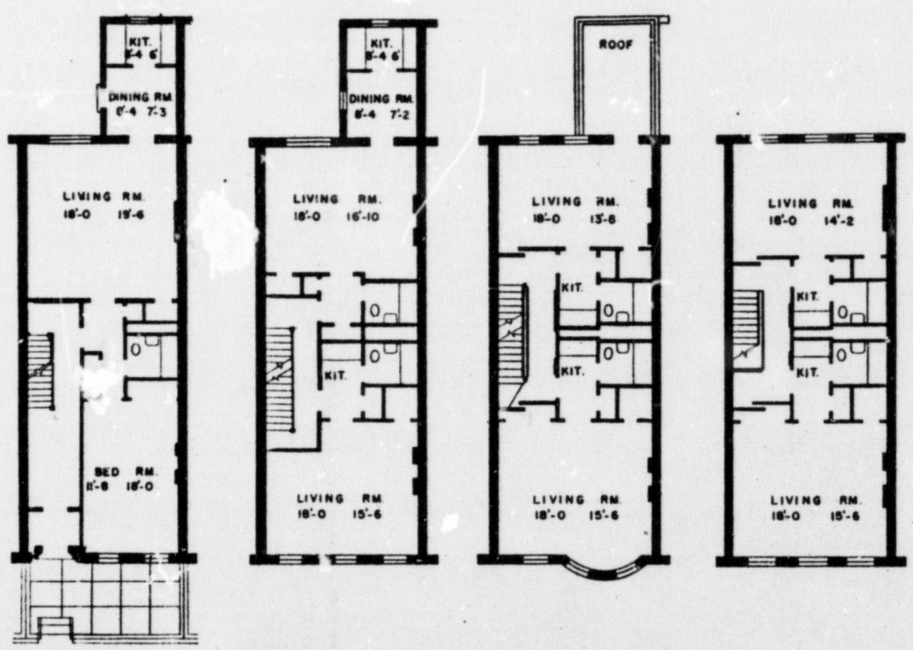
Extensive rehabilitation involves gutting the existing structure, removing all interior partitions and leaving only exterior walls and subflooring. The plans call for new plastered partitions, new ceiling plaster, finished flooring, heating, plumbing and electrical work, the removal of the stoop and cornice, and replacement of the old interior stairs.

Architectural studies were made of a single building and also of two adjoining buildings, with a new central staircase serving both structures. Alternate solutions for street and garden entrances are shown for the latter. In the plan for two buildings, a 3½-room apartment and two smaller apartments would be provided on the garden level, with four apartments on each of the other floors.

The estimated cost of rehabilitation for both buildings in the combined schemes, with front entrance, is $104,500 or $6,970 per dwelling unit and $3,800 per rental room. Including acquisition costs, dwelling



Minimum Rehabilitation Single Brownstone



Intermediate Rehabilitation Single Brownstone

unit and room costs are $10,170 and $5,500, respectively. No detailed cost estimates were made for the single buildings, since this scheme contains a luxury duplex on the two lower floors and would be built only under special conditions.

Desirability of Brownstone Rehabilitation

Whether or not any of the rehabilitation studies described above are advisable on a large scale depends on two considerations. The first is whether the rehabilitated building is satisfactory for living, that is, whether it has enough space, light and air. Is it attractive both within and without, in terms of outlook and appearance? Another consideration is whether the costs of alteration can be carried by prospective rents under available financing terms. In other words, will the returns to the builder, entrepreneur or owner-occupier be sufficient to induce him to undertake remodeling?

All of these rehabilitation proposals are judged to be acceptable with respect to the quality of the resultant living space. The brownstone as a building type was originally intended for single-family use and is, therefore, seldom over four or five stories high. The density per acre even after remodeling will be low as compared with a new multi-storied apartment building. Forty per cent of the lot is generally available for rear gardens, held individually or in common, which form one of the most desirable aspects of city living. The streets on which the buildings face are local streets, have less noise from traffic and can be made more attractive with trees. These low buildings along the side streets form a pleasing contrast to the proposed tall buildings along the avenues. Retaining the brownstones will result in a desirable combination of high and low structures. The sense of privacy in the smaller buildings and their more human scale are added attractions for many prospective tenants. It should also be noted that unless the brownstones are rehabilitated they will probably be replaced, for economic reasons, with tall apartment structures. While such replacement might result in lower ground coverage it would also mean a higher and undesirable over-all density. Thus the choice is not between new row houses of a better design and the proposed remodeling, but between some existing brownstones rehabilitated and mixed with high-rise buildings on the one hand, and an area completely covered with high-rise buildings on the other.

Is Brownstone Rehabilitation Economically Sound?

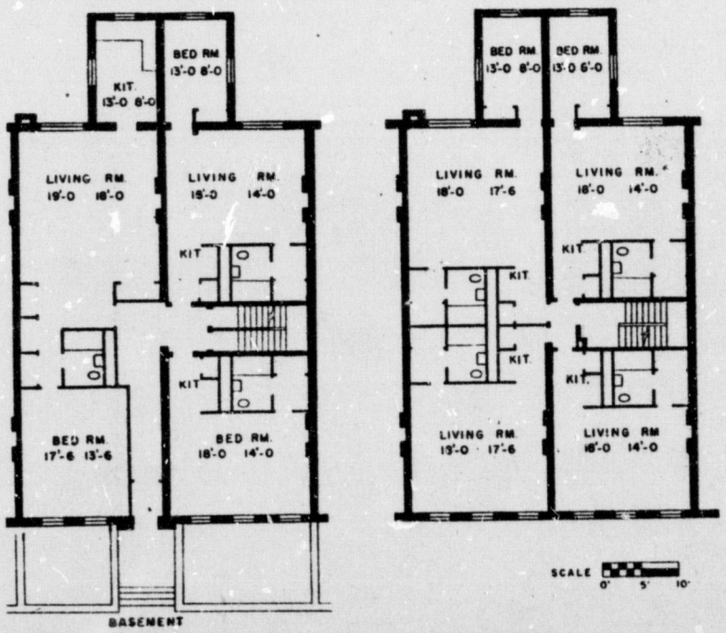
Given the capital costs of the various types of rehabilitation, the economic soundness of the proposed undertaking depends on whether prospective rental income will be sufficient to meet taxes, operating costs and debt service and provide the investor with an acceptable yield on invested equity funds.

According to a market analysis made by the real estate consultant, the maximum rents obtainable after rehabilitation would range from an average of $99 to $115 per unit, depending on the extent of rehabilitation. The estimated rents for each type of rehabilitation are based upon informed judgment as to what the remodeled apartments would command were renewal taking place in the vicinity of the rehabilitated buildings. These estimates are conservative and are based on the assumption that the bulk of demand will come not from high-income families but from middle-income single persons and childless couples who represent an important segment of the market for small apartments in centrally located sections of the City.

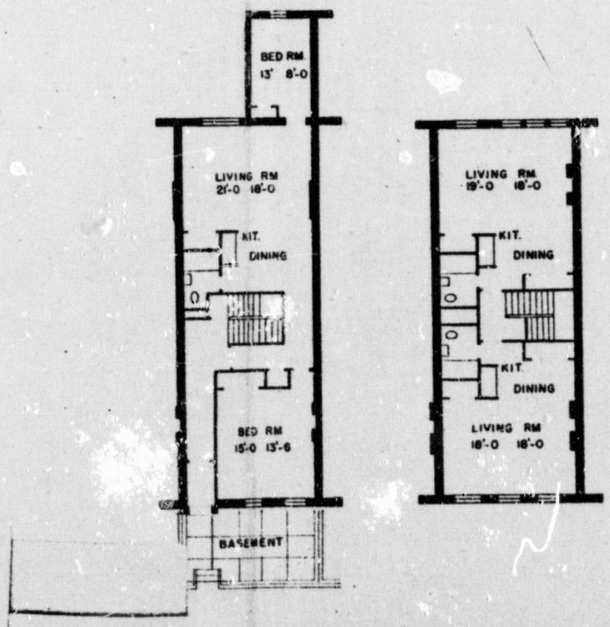
As the table shows, the expected free and clear return (that is, before allowance for debt service) will vary from just under five per cent to just under eight per cent. The minimum rehabilitation yields the highest prospective free and clear return, 7.8 per cent. Because the increase in costs is greater than the increase in rents, the free and clear returns for the other proposals are substantially lower, 4.9 per cent for intermediate rehabilitation and 6.2 per cent for extensive rehabilitation.

Barring a substantial write-down of capital costs, the private investor would not respond to the free and clear returns indicated if the only type of financing available were a conventional mortgage. Under conventional terms the best obtainable mortgage would require one-third equity and eight per cent per annum debt service. (Actually, higher terms are likely if a tight mortgage market prevails during the renewal period.) The required debt service on conventional terms is simply too high to yield the investor a satisfactory return on a one-third equity investment in any of the three types of rehabilitation.

Private investment could be stimulated, however, if an FHA-insured mortgage could be obtained under the terms provided for in Section 220 of the National Housing Act. Assuming that the FHA-appraised value



Extensive Rehabilitation of Two Adjacent Brownstones, Entrance from Street



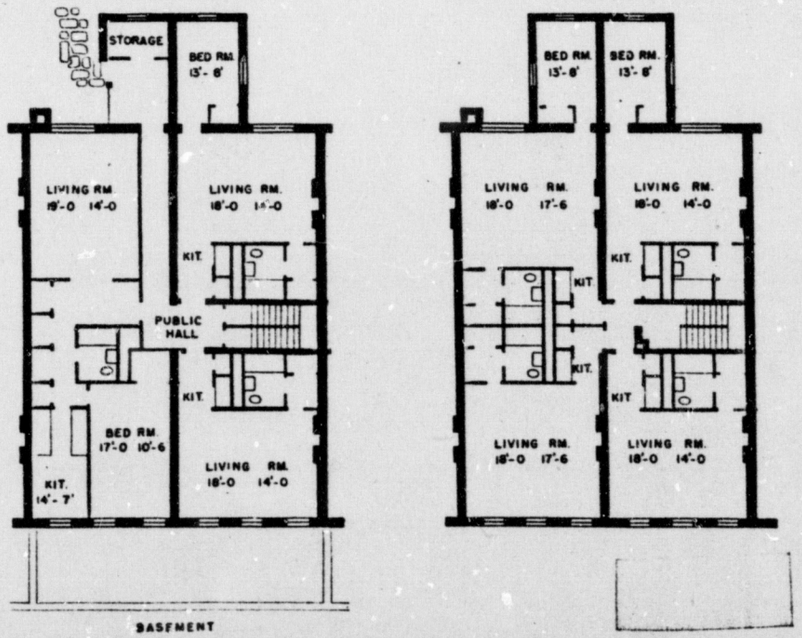
Extensive Brownstone Rehabilitation with Floor-Through Apartment

equals the full cost of rehabilitation (including acquisition), the private investor can obtain as much as 90 per cent debt capital for up to 30 years at five per cent interest plus one-half per cent for mortgage insurance, with an annual level payment $68 per $1,000 of mortgage (including insurance). An FHA-insured mortgage would reduce the investor's required equity by as much as two-thirds, and substantially reduce annual debt service. (However, the per room costs of intermediate and extensive rehabilitation are so high in relation to the maximum per room mortgage limits under Section 220 that the required equity is likely to be above ten per cent.) Even with an FHA mortgage, only the minimum rehabilitation proposal would appear to qualify; intermediate and extensive rehabilitation of brownstones remain uneconomic except in instances where a higher-than-average rent can be obtained or where the rehabilitation is undertaken for an owner-occupant who regards the venture as a personal rather than as a business investment.

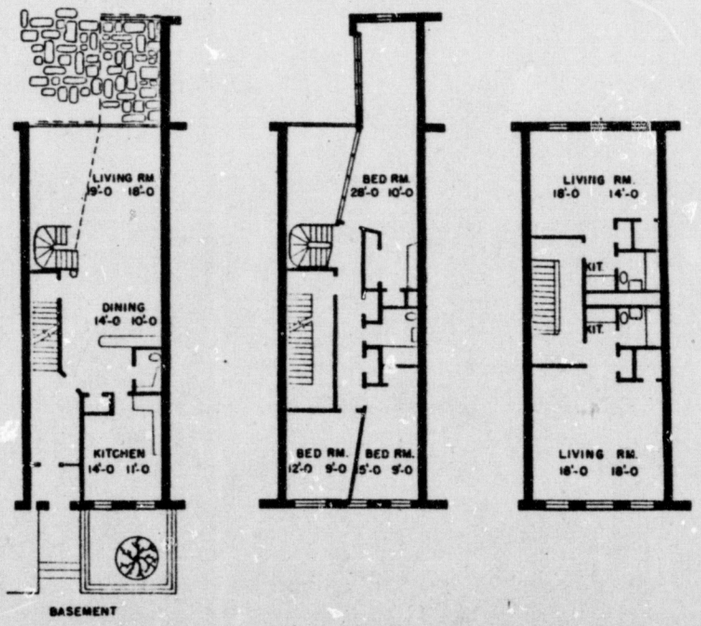
An alternative for inducing private rehabilitation with the use of conventional financing would involve a write-down in acquisition costs, the burden to be shared by Federal and local government. The write-down required, however, would be substantial, amounting to over half the full acquisition cost of the brownstone in the minimum rehabilitation scheme. Even a full write-down would not make the intermediate and extensive rehabilitation schemes economic unless Section 220 financing were simultaneously obtained. Furthermore, the cost per unit of the more elaborate rehabilitation schemes so closely approximates the costs of new construction, that the soundness of such undertakings, particularly when the better mortgage terms available for new construction are considered, is questionable.

Since one of the objectives of a renewal program in the Study Area is to minimize the amount of write-down, the conclusion is inevitable: private rehabilitation on a large scale is dependent on liberal mortgage terms of a type which can be provided by the FHA 220 program. (Still another possibility, of course, is to grant real estate tax concessions. Under present state laws such tax concessions are available only to regulated corporations with limitations on rents and profits. This kind of aid was reserved in the study plans for the new middle-income projects scheduled for the Area.)

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Extensive Rehabilitation of Two Adjacent Brownstones, Entrance from Gardens

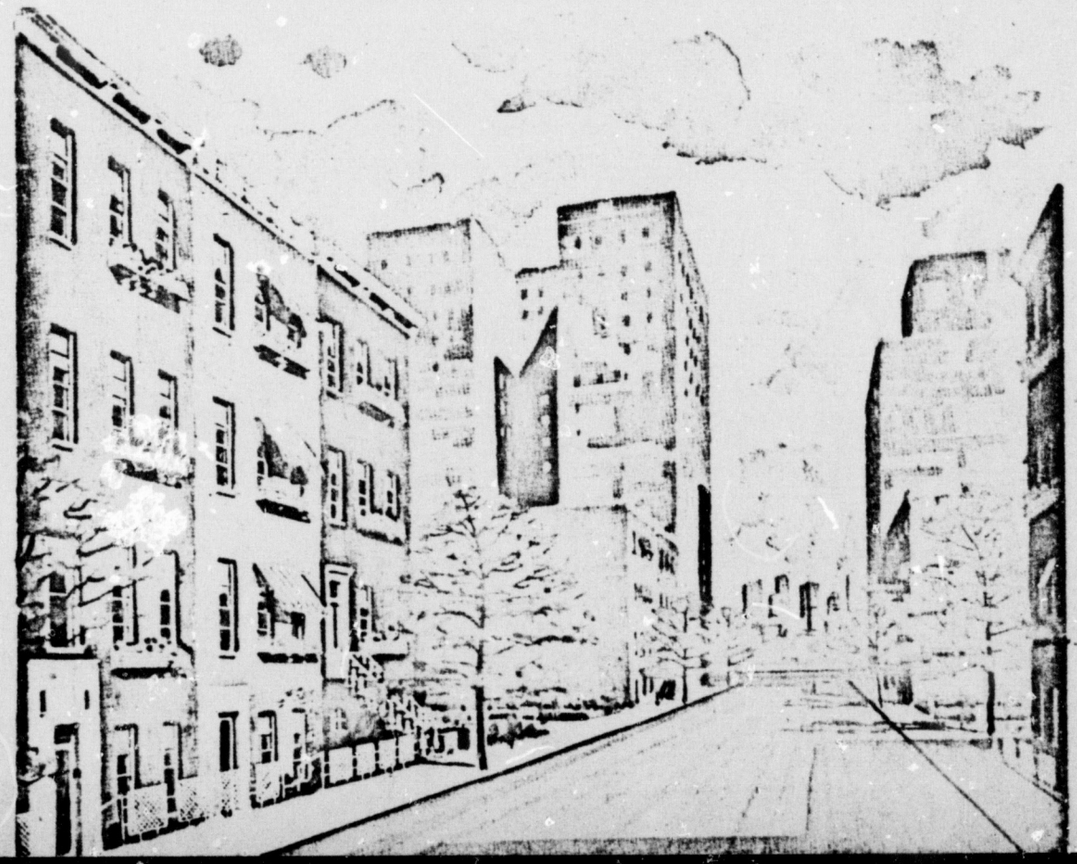


Extensive Brownstone Rehabilitation with Duplex Apartment

ESTIMATED CAPITAL COSTS, OPERATING EXPENSES AND RETURNS THREE TYPES OF BROWNSTONE REHABILITATION
(Pilot Area)

	Minimum (1 structure) 8 d. units or 16 Rms.	Intermediate (1 structure) 7 d. units or 13½ Rms.	Extensive (2 structures) 15 d. units or 27½ Rms.
Cost of land and old building	$ 24,000	$ 24,000	$ 48,000
Cost of alteration	30,000	48,300	104,500
Total cost	54,000	72,300	152,500
Total cost per dwelling unit	6,750	10,329	10,167
Total cost per room	3,375	5,356	5,545
Average monthly rent per dwelling unit	99.38	112.86	115.33
Range of monthly rent per dwelling unit	80 - 125	90 - 175	97.50 - 175
Annual gross rent	9,540	9,480	20,760
Annual operating expense	5,350	[illegible]	11,358
Net return — free and clear	4,190	3,[illegible]	9,402
Free and clear return as a per cent of cost	7.8%	4.9%	6.2%

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REHABILITATION of OLD-LAW TENEMENTS

A similar analysis was conducted to test the feasibility of rehabilitating old-law tenements. In contrast to the brownstone, which is essentially a Victorian variation on the Georgian town house, the five-story walk-up old-law tenement is not basically a good building type. Land coverage is excessive – in many cases 80 per cent of the lot. Many of its small rooms look into outer "courts" not more than four feet wide and over forty feet deep. Little air and almost no light and privacy are the rule. The street facades do not lend themselves to economical face-lifting. Nevertheless, most of these buildings are structurally sound.

Five old-law tenements on 96th Street between Amsterdam and Columbus Avenues were selected for study as representative of the great majority of the old-law tenements in the Study Area and in New York City generally. The front of these tenements faces on a residentially developed thoroughfare; the rear overlooks a group of lower brownstone buildings, which permit some sun, light and air to penetrate the narrow air shafts. Five tenements were chosen because the layout of this type of building requires alteration in groups to achieve a satisfactory plan.

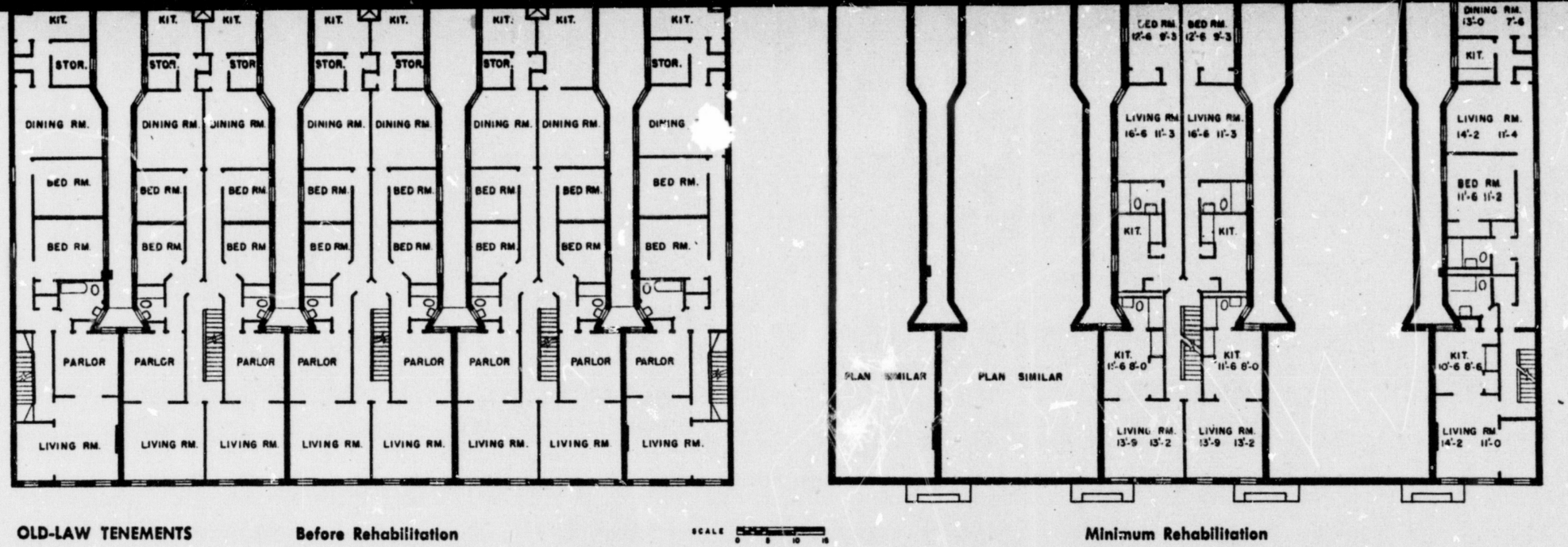
The same technique was used in analyzing this building type as in the case of the brownstones. Three degrees of rehabilitation – minimum, intermediate and extensive – were developed for these five buildings which are shown together with a plan of the existing structures.

Minimum Rehabilitation

This scheme involves the use of existing space where possible, little change in partitions, and generally the type of finish proposed for the "minimum" brownstone alteration. As a floor-through six room apartment would require excessive rents for this type of walk-up structure, the minimum scheme provides for breaking up the existing six-room flats into two apartments, one facing the street, the other the rear yard and air shaft. The old staircase would be kept in its present location and no elevator or incinerator would be provided. The basic defects of deep narrow airshafts and small rooms would remain.

The cost of alteration of the five buildings estimated by the procedure

Planned rehabilitation of brownstones can preserve Area's pleasing variety of high and low buildings. *See page 59.*



OLD-LAW TENEMENTS **Before Rehabilitation** SCALE 0 5 10 15 **Minimum Rehabilitation**

E819

outlined previously, excluding acquisition costs, is about $289,000, or $3,610 per apartment, or $1,380 per room. Including acquisition costs, dwelling unit and room costs are $5,607 and $2,146 respectively.

Intermediate Rehabilitation

This scheme would eliminate the deep narrow airshafts by the partial demolition of the rear wings of alternate buildings to provide better light, air and outlook for all rear apartments. Here again the old staircase remains and there is no elevator. As may be seen in the floor plans, the apartment layouts have been improved and the specifications call for better renovation than proposed in the minimum scheme.

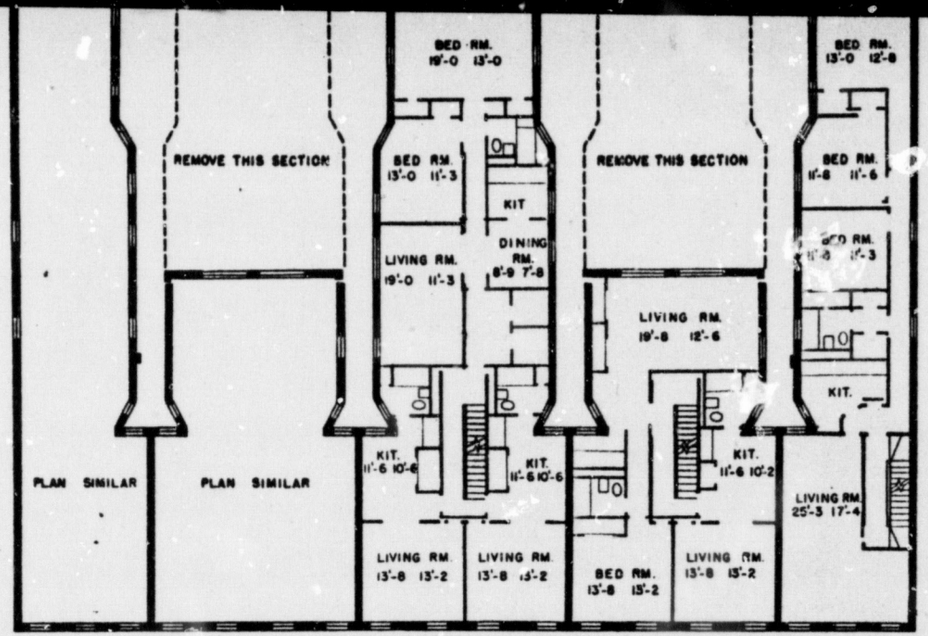
Rather than the "railroad" layout of the original tenement, which was kept in the minimum scheme, the intermediate plan makes a single apartment out of each rear wing. Thus where the rear apartment is not located in one of the end buildings, it has windows on three sides, opening onto generously proportioned courts. All rooms are good sized and are entered from an internal hall and foyer. The large apartment between the rear wings has through ventilation with an equally good layout. Even the smallest apartments have through ventilation.

The cost of alteration for the five buildings is estimated at $276,400, less than the total in the minimal scheme. However, because this scheme results in fewer apartments, the cost per apartment rises to $6,430, or $1,890 per room. Including the acquisition cost of land and building, the total cost per room is $2,980, with a total apartment cost of $10,140.

Extensive Rehabilitation

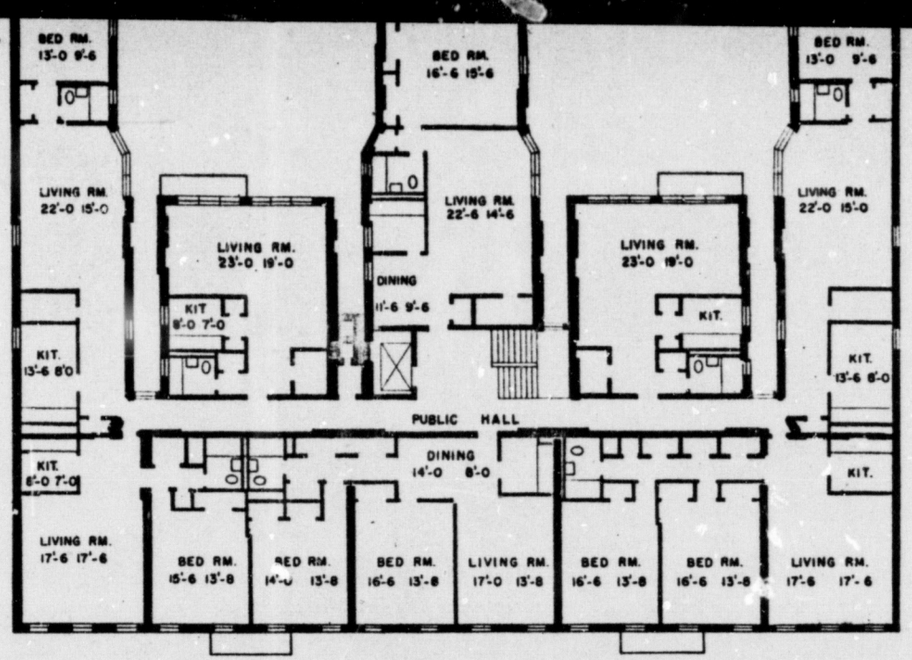
This scheme goes the whole way toward complete modernization. All five buildings are connected by a common complex of hall, stair, elevator and incinerator. Alternate wings would be demolished, most partitions would be new, and specifications would be similar to those used in the maximum brownstone rehabilitation scheme. As shown, the resulting apartments are quite satisfactory.

The cost of alteration is estimated at $444,600, $11,110 per dwelling, or $3,380 per room. Including acquisition, dwelling and room costs are over $15,100 and almost $4,600 respectively.



Intermediate Rehabilitation

SCALE



Extensive Rehabilitation

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Financial Feasibility of Old-Law Tenement Rehabilitation

The summary of the costs of the three grades of old-law tenement rehabilitation are shown in the table on page 54.

The rents were estimated on the same basis as in the brownstone rehabilitation — an informed judgment as to what the rehabilitated dwellings would bring if renewal were taking place in the vicinity of the building. The rental estimate is also conservative and ranges somewhat lower than for the brownstones because of the greater rentability of rehabilitated brownstones.

Financial analysis shows that rehabilitation of old-law tenements is economically impractical with conventional mortgage financing. While the free and clear return for the minimum scheme is somewhat higher than for brownstones, intermediate and extensive rehabilitation would produce unacceptable yields.

Again, as in the case of brownstones, private investment could undoubtedly be stimulated by providing Section 220 mortgage terms, capital write-down or a combination of both. Financial aspects aside, however, the wholesale rehabilitation of old-law tenements generally cannot be recommended. Too many of these structures suffer from built-in obsolescence, not easily remedied even by costly alteration. Consequently rehabilitation of old-law tenements in the Study Area must be highly selective, taking account of both their capacity to provide satisfactory housing over the long run and their compatibility with the over-all renewal design. The fact that at the end of 1956 there were still 396,000 dwellings in old-law tenements in New York City's housing supply, however, means that some use of the minimum rehabilitation scheme in the case of the better old-law tenements with larger courts may have to be considered.

The Process of Rehabilitation

Rehabilitation of individual buildings under the 1954 Housing Act must be carried out within the framework of a neighborhood or local area plan, such as those suggested for the Study Area in the following section.

The legal basis for renewal lies in Section 72-m of the General Municipal Law, enacted in 1957, which gives New York State cities the right of condemnation for renewal purposes. Under this act it is possible for the City to condemn buildings suitable for rehabilitation. Where an owner is willing to cooperate, it might be possible to exempt his property upon the signing of agreements assuring his compliance with the plan.

If condemned, the property could be sold at auction subject to an upset price approved by the Board of Estimate. Since the value of any single building depends upon adjoining buildings and those in the vicinity being remodeled harmoniously, the buildings would be sold subject to remodeling plans and agreements for holding and managing the common gardens. These covenants would be under the continued supervision of the Board of Estimate through its renewal agency.

Rehabilitators would be assisted in financing by the renewal agency, which might clear the plans in advance of bidding with the FHA. By working out an official renewal plan with the FHA, the agency would assure the bidder that he would not be tying up his capital or disrupting his production schedule as the result of possible delays or difficulties in securing FHA Section 220 mortgage insurance commitments. At the same time it would give him a firmer basis for estimating his return.

Since most small builders or investors are neither equipped to handle relocation nor wish to do so, the renewal agency would arrange for the relocation of existing tenants. In the case of buildings under rent control, the renewal agency could obtain the necessary clearance from the State Rent Administrator in advance of public auction.

The above steps are aimed at reducing the uncertainties of rehabilitation and should add greatly to the confidence of the small investor. Rehabilitation is traditionally a field for small builders, and the procedure outlined above is intended to make their participation possible without penalizing the large scale rehabilitator.

ESTIMATED CAPITAL COSTS, OPERATING EXPENSES AND RETURNS, THREE TYPES OF OLD-LAW TENEMENT REHABILITATION
(Pilot Area)

	Minimum 80 d. units or 209 Rms.	Intermediate 43 d. units or 146½ Rms.	Extensive 40 d. units or 131½ Rms.
Cost of land and old building	$159,600	$159,600	$159,600
Cost of alteration	289,000	276,400	444,600
Total cost	448,600	436,000	604,200
Total cost per dwelling unit	5,607	10,140	15,105
Total cost per room	2,146	2,976	4,595
Average monthly rent per dwelling unit	86.37	112.67	150.00
Range of monthly rent per dwelling unit	72.50 - 105.00	87.50 - 145.00	115.00 - 185.00
Annual gross rent	82,920	58,140	72,000
Annual operating expense	39,362	35,018	42,396
Net return — free and clear	43,558	23,122	29,604
Free and clear return as a per cent of cost	9.7%	5.3%	4.9%

Neighborhood renewal planning could provide convenient mid-block public walks with pleasant sitting areas.

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DESIGN OF THE AREA

Underlying Concepts

The alternative renewal plans for the pilot area (Plan A and Plan B) and their extension to the twenty blocks must not only take into account the social and economic objectives previously discussed but existing physical conditions as well. Thus both plans assume that the north-south avenues will remain as through traffic streets. Both plans are also based on the existing gridiron street pattern and do not necessarily involve street closings. Furthermore, because of existing limitations, off-street parking can be provided for only a portion of the families who will live in the renewal area.

Another working assumption is that every residential area needs accessibility to large parks, school playgrounds and all public open spaces within the neighborhood. With Central Park at most two blocks (1,800 feet) from any house in the Study Area, neither playing fields for adolescents and young adults nor the open vistas, glades and trees of a great park are far away. Considering Central Park, the open-space ratio of the Area compares favorably with that of most other urban areas. However, the Study Area lacks both adequate school playgrounds and the frequent small public open spaces particularly needed in high-density areas for young children, mothers, the aged, and adults in general. The two plans presented attempt to meet this deficiency by opening up the area with public and private open spaces which would also relieve the block-long vistas of masonry.

In addition to the available open area represented by Central Park and the small open spaces proposed for each block, the public schools should have adjacent playgrounds. Provision is therefore made in both renewal plans for a new elementary school and playground and for a second playground to serve P.S. 166 (at 132 West 89th Street), an existing elementary school within the Study Area. Possibilities of expanding the site of the junior high school in the Area also are shown.

Since previous analysis indicated the soundness of selective rehabilitation, this type of improvement is featured in both plans, but receives greater emphasis in Plan B. The proposed combination of low walk-up buildings with high-rise elevator structures makes possible a more attractive neighborhood and better living in that a greater variety of living quarters can be offered than in a development with either all low or all high buildings.

In both plans the blocks have been divided into design or construction units, plots suitable for the construction of a group of buildings or logical units of rehabilitation. In the case of the proposed new structures, most of the design units are ends of blocks so that the open area of the street would bound the building plot on three sides, while the fourth side would be bounded, in most cases, by lower rehabilitated structures or public open spaces. In a smaller proportion of the plots, the boundary would be logically formed by an existing modern building. In a few cases the plot would be assembled from lots left over from the haphazard, competitive development of the nineteen-twenties. The result would be a series of related building plots which could be assembled by a public renewal agency and made available to a developer.

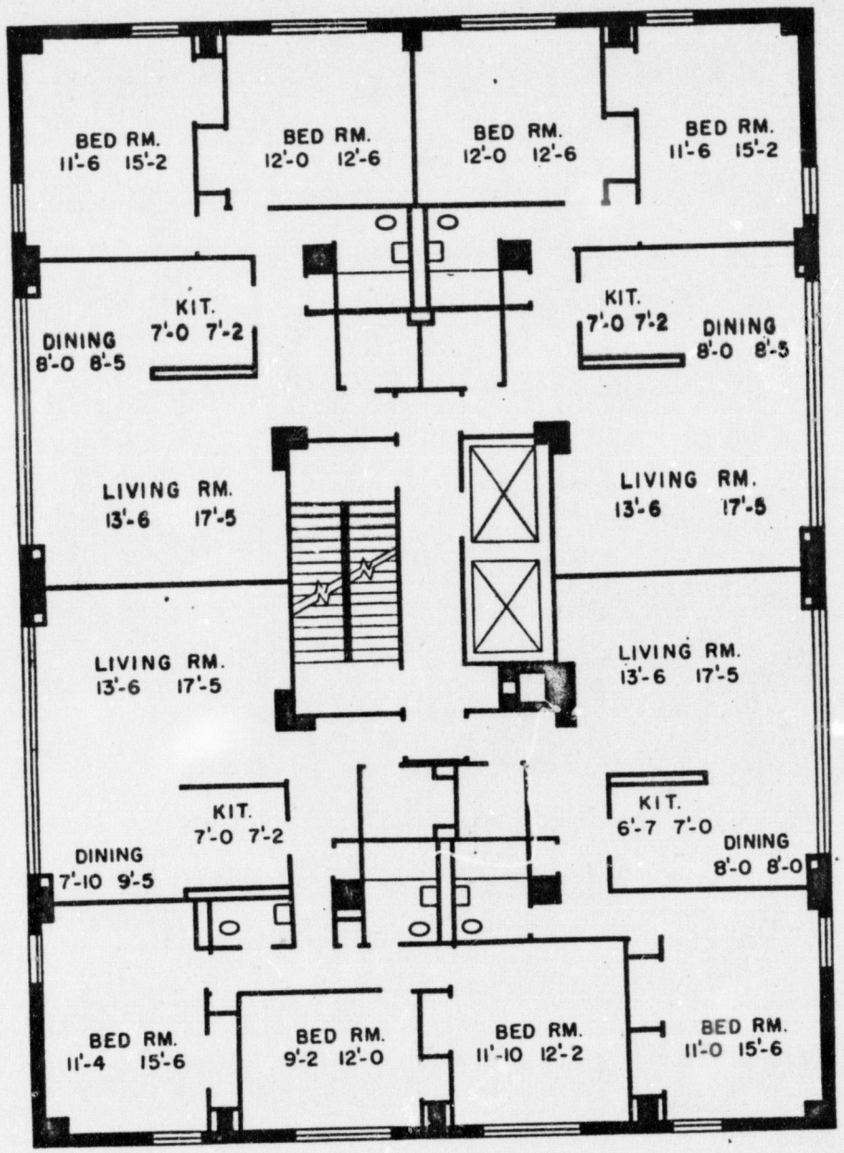
The elevator buildings suggested for the avenue ends of the blocks have stores on the ground floors which extend to the property lines on the three street sides. The roofs of these stores could be used for yard space serving the residential floors of the buildings — space more private and convenient than could be provided at street level.

The proposed buildings are of two types: conventional slab structures with apartments on both sides of a central corridor, and tower buildings with four or six apartments on each floor. The latter, while a comparatively new form to New York City, has been found in both co-operative and public housing here to have proved its livability and economy. Tower apartments are extensively found in Sweden, where they originated, as well as elsewhere in Western Europe. In the typical floor shown on page 57, each dwelling unit is a full corner apartment and therefore has cross-ventilation; in addition, when buildings are located as they are in the two schemes for the pilot area, every room has an open outlook. Since each floor has only four apartments, each family is given a maximum of privacy. There are no long halls as in the conventional New York apartment building.

These building types are only suggestive. Actually, the designs of new structures will be determined jointly by the sponsor and his architects and the public renewal agency, which would see that the specific designs were in conformity and in harmony with a plan for the renewal area.

In the case of rehabilitation, individual structures have been divided into groups, with each group fitted into an over-all design which bears a satisfactory architectural relationship to public open spaces and

E-823



Typical Floor of Tower Apartment Building

E-8241

elevator structures. Each of the buildings in a group is planned to be compatible with neighboring structures.

Plans A and B are presented in a progression of four stages of approximately 30 months each. For many reasons, it would be useful to begin the renewal process with limited profit housing assisted by public financing (i.e., private housing financed under the Limited-Profit Housing Companies Law), and public housing constructed by the New York City Housing Authority. Sites particularly attractive at present by virtue of location or relation to permanent public open spaces could be offered for private development at an early stage. Sites which would become attractive as a result of nearby improvements could be offered at a later stage.

Actual designation of housing sites for high, middle or low-income development, as well as quantitative data on relocation, new dwellings made available, and density, are limited to the first two stages, since it is unrealistic to fix site uses more than five years in advance. (See Appendix for detailed statistics on Stages I and II of both schemes.) As the renewal program moves along in this area, or any other area, the plans should be subject to constant review by the official directing agency. It may be that the designations suggested in the first two stages will have to be changed in actual negotiations with specific sponsors who may have different ideas as to which is the best site. Stages III and IV, therefore, merely indicate new housing construction, not whether it should be public or private housing.

In Stages I and II of both renewal plans, housing for various income groups – public, co-operative, and private rental – has been located so as to result in improved tax returns to the City and to avoid an excessive amount of public financial assistance. This has been accomplished by considering practical real estate concepts in siting new buildings.

Sites are usually considered more valuable by investors if the proposed buildings can take advantage of permanent open spaces owned by the public or someone other than the owner of the site in question. If the site is on a fashionable avenue rather than on a side street in the center of a block, the owner has the advantage of three street frontages and is sometimes able to capitalize on the development of commercial space at the street level. Avenue frontages are considered even more valuable, viz., Park Avenue, if the avenue is being developed as a

design unit. The proximity of other high-quality buildings is an added inducement for investors in this form of real estate.

Public housing is sited in the center of the blocks rather than on the more valuable avenue frontages. The frontage still available on 96th Street, an important thoroughfare already largely developed with high-quality elevator buildings, would be rebuilt in Plan A with similar buildings. The avenue frontages closer to existing high-rental structures could be offered for ordinary private developments in an early stage; others would not be offered for sale until adjacent sites have been made more desirable by redevelopment with new middle-income cooperatives.

Both plans have been worked out with a minimum of street changes and innovations. This does not mean that some street changes would not be useful or that new designs have no place in renewal. Additional ideas worth considering are presented in alternate versions of the final concept of both schemes. Here are indicated the street closings based on the traffic data presented earlier in this report; here is the clear system of small public open spaces, one in each block, forming connected green walkways throughout the whole Study Area. The alternate Stage IV plates show the practical use which could be made of the air rights over the avenues. Each idea presented is financially and structurally feasible and practical. Few, if any, have not already been successfully tried in New York City. Supplementing the alternate plans are perspective drawings illustrating some of these ideas.

Group rehabilitation of brownstones would permit merging rear yards into spacious landscaped garden-courts.



E-825

E-826

A

The central design feature of Plan A is the redevelopment of Columbus Avenue, with modern elevator apartment buildings replacing the obsolete old-law tenements. The cover of this report shows an air view of Plan A as it would appear when completed. The varying heights and bulk of the tall structures which are planned have been carefully proportioned to both existing elevator buildings and other new buildings to be located in the center of the blocks and along Amsterdam Avenue. The contrast in height between all the elevator structures and the rehabilitated brownstones has been utilized to give further variety and interest to the over-all design, as illustrated on page 51.

The present long, nearly 800-foot facades containing the brownstone rows fronting on the side streets have been broken up with small public open areas which would provide attractive sitting spaces and better inter-block communication. These small public gardens can be located in every block and thereby provide walkways which are independent of the heavy avenue traffic.

The public open area in each block is supplemented by private open space between the rear walls of the buildings which front on the east-west streets. Visually, the open space flows from the small public areas to the private gardens behind the brownstone rows. These gardens need not be made accessible to all; they might be jointly held by the owners of the adjoining buildings, with access limited to tenants of the block or to the occupants of designated buildings or institutions. The essential point is that the inside of the rehabilitated brownstone blocks would be open visually to the windows overlooking this green area, as well as to those in the public spaces. Opening up the rear yards in combination with street trees would give the Study Area an effect of greenness and cut down the oppressive feeling given by the present long walls of unrelieved masonry.

Stage I

The first stage gives an example of how the renewal process might be started, through providing more effective public facilities in the form of a new school and public open spaces, rehabilitation, and new construction for all income groups.

Public Facilities

Because small public open spaces are totally lacking in the Study Area, a cross-block walkthrough between West 95th and West 96th Streets, utilizing vacant property on 96th Street, is given top priority. Another small open area proposed in this stage extends the pedestrian way across the next block to the south. Adjoined, the two open areas become more useful and visually impressive.

Adjacent to this proposed public open area is a religious institution and its associated school, serving children four to seven years old who would have access to the public open space. The school itself is isolated to some extent from the rehabilitated brownstones by the public garden.

The site for the necessary new elementary school between West 91st and 92nd Streets was suggested for several reasons. First, it is one of the few sites where an adequate school playground could be provided without demolishing modern elevator apartment structures. It was felt that a site should be found east of Columbus Avenue to avoid concentrating all the schools between Amsterdam and Columbus Avenue. The school site would replace 45 buildings, of which 34 are rooming houses or tenements with single-room occupancy. The block itself has some of the worst housing and health conditions in the Study Area.

If the new school is to be placed between Amsterdam and Columbus Avenues, the fact that an existing elementary school is located in this tier of blocks, between West 88th and West 89th Streets, makes a location north of the junior high school advisable. The only site available without demolition of expensive structures, or using a West 96th Street frontage, is just across the street from the junior high school on West 93rd Street. This is a less desirable location than the one shown in Plan A, but it nevertheless is offered as an alternate site in Plan B.

Rehabilitation of brownstones during Stage I could begin in the two blocks between West 93rd and West 95th Streets. These blocks contain brownstones worth remodeling on both of the side streets and therefore lend themselves to a fairly large-scale operation. In the block be-

tween West 94th and West 95th Streets the private common garden suggested between the building rows connects with the public open space proposed in this stage. The early completion of this section of the block, a complete design unit in itself, would furnish the Study Area an example of what can be done in rehabilitating brownstones and thereby help to stimulate enthusiasm for subsequent stages in the program.

Rehabilitation activity would be extended westward to the existing tall structures on West 95th Street and to the brownstones in poor condition on West 94th Street; and extended eastward up to the proposed public open space on West 95th Street and an existing elevator structure on West 94th Street.

New Private Rental Housing

Two sites for private rental housing are included in Stage I. One is opposite the open space between the buildings of the West Park Title I development on West 97th Street, in the center of the block between Columbus and Amsterdam Avenue. The other site is on Columbus Avenue between West 92nd and West 93rd Streets. Housing on this site would share with existing modern elevator apartments the benefit of an outlook over the permanent open space provided by Croton Aqueduct property and the proposed public and private playgrounds serving the junior high school and Trinity School.

Rentals for the 251 apartments on these two sites would range from $45 to $60 per room per month. (A breakdown of land costs for typical private rental apartment buildings which might be built in the pilot area is found in the Appendix, page 90 .) The new structures would replace 20 brownstones, one old-law tenement building and three small commercial structures.

Middle-Income Housing

In Stage I, 140 to 150 co-operative apartments would be built on the west side of Columbus Avenue between West 94th and West 95th Streets. This frontage was selected primarily because it is now largely occupied by one-story commercial buildings. Only 64 living quarters would have to be demolished in eight old-law tenement structures. These co-operative apartments could be financed under New York State's Limited Profit Housing Companies Act (Mitchell-Lama Act) which permits the City to make direct, long-term, low-interest loans to housing projects whose rents and profits are publicly regulated, and authorizes partial tax exemption. Rents to tenant-owners would be $21 to $22 per room per month using presently available financial aids without write-downs. A complete financial analysis of construction costs, operating expenses and rents for this co-operative is given in the Appendix. Middle-income co-operative or rental housing could also be developed under other State legislation such as the Housing Law of 1926 or the Redevelopment Companies Law. Tax concession and the use of eminent domain are the principal benefits under these laws.

Public Housing

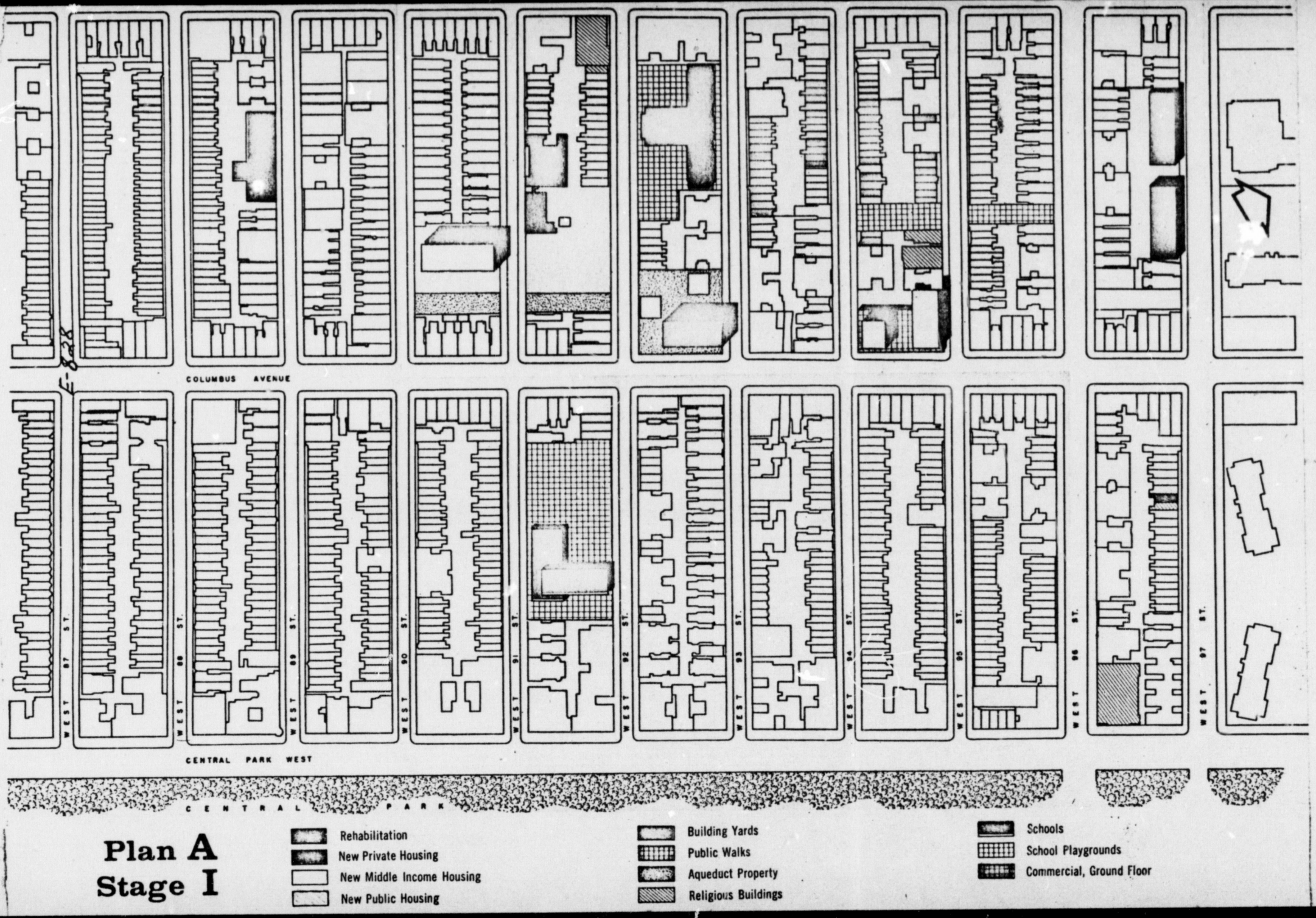
To achieve economic integration during renewal, the low-income public housing program would begin in Stage I with the erection of a multi-story structure containing 237 apartments on a site located on the easterly part of the block bounded by Amsterdam and Columbus Avenues, West 90th and West 91st Streets. The block now is almost solidly built over with old-law tenements considered ripe for demolition. The entire block has the worst housing and health conditions in the Study Area and its central portion is not well suited as a site for new private housing.

If the New York City Housing Authority follows its customary practice, it is likely that the entire central portion of the block designated for low-rent housing (see Plan A, Stage II) will be purchased at the outset. Demolition of existing structures acquired for the yards of the new buildings can be delayed in order to provide more time for relocation and thus ease somewhat this always difficult problem.

Seven old-law tenements and seven brownstones containing 768 persons must be demolished in Stage I. Some 900 persons will occupy the new structure. Average rentals could be about $14 per room per month.

The seven brownstones which would be demolished for the first public housing building could be rehabilitated. However, there are only seven, almost entirely surrounded by buildings not worth modernizing, and in order to use the large plot efficiently the seven brownstones would have to be removed.

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Plan A
Stage I

E-329

Changes in the Housing Inventory and Population

The completion of Stage I would produce from 954 to 995 dwelling units in new and rehabilitated structures, as against 870 living quarters — a gain of 84 to 125 living quarters, and therefore some increase in density. (See Appendix, page 94, for Population Analysis, Plan A.)

PLAN A
ESTIMATED POPULATION CHANGES, STAGE I

NUMBER OF PERSONS RELOCATED TO MAKE WAY FOR:	
New construction	1,325
Rehabilitation	717
Public open areas	167
TOTAL	2,209
POPULATION CAPACITY AFTER RENEWAL:	
New structures	2,164 to 2,287
Rehabilitated structures	513
TOTAL	2,677 to 2,800
POPULATION INCREASE	468 to 591

Costs and Taxes

The relative cost of rehabilitation as contrasted with the cost of new construction and public open space in Stage I can best be seen in the following table.

ESTIMATED COST OF RENEWAL, STAGE I
(Pilot Area)

Private rental housing	$4,948,300	
Middle-income housing	3,099,( )	
Public housing	3,319,760	
TOTAL NEW RESIDENTIAL CONSTRUCTION (Includes land, buildings and demolition)		$11,367,680
RESIDENTIAL REHABILITATION (Assuming minimum rehabilitation)		2,025,600
PUBLIC OPEN SPACES (Includes land, building, demolition, landscaping and site work)		344,700
TOTAL COST OF WORK IN STAGE I		$13,737,980

(Relocation costs are included in acquisition and construction estimates)

The major part of the cost of the public open spaces could be financed under the urban renewal program in which the Federal Government assumes two-thirds of the cost and the City one-third.

The estimated tax return on all new construction and rehabilitation completed in Stage I is approximately $306,200, three times existing revenues from the affected sites and about 25 per cent more than the present revenues from the entire pilot area. (See Appendix for formulas and definitions, page 90. Also financial analyses, Plan A, page 92.) It is assumed that the private new and rehabilitated structures would pay full taxes, middle-income co-operatives will pay 60 per cent of full taxes and public housing will pay the equivalent of full taxes on the present value of land and buildings. The pedestrian walks would be public property and would, of course, be removed from the tax roll.

Stage II

Stage II, like Stage I, would commence with work on public facilities. The opening of the small public open space between 93rd and 94th Streets would complete the walkway leading from the crosstown thoroughfare of West 96th Street to the junior high school on 93rd Street. This public area will advance the rehabilitation begun in this block during Stage I by opening the rear yards to public view as was done in the block to the north.

Public School 166 located between 88th and 89th Streets, Amsterdam and Columbus Avenues, which was modernized in 1952 at a cost of about $500,000, would be further improved by the addition of a small playground. A site for this playground would be obtained by demolishing the brownstones facing West 88th Street to the rear of the school on the south side of the same block.

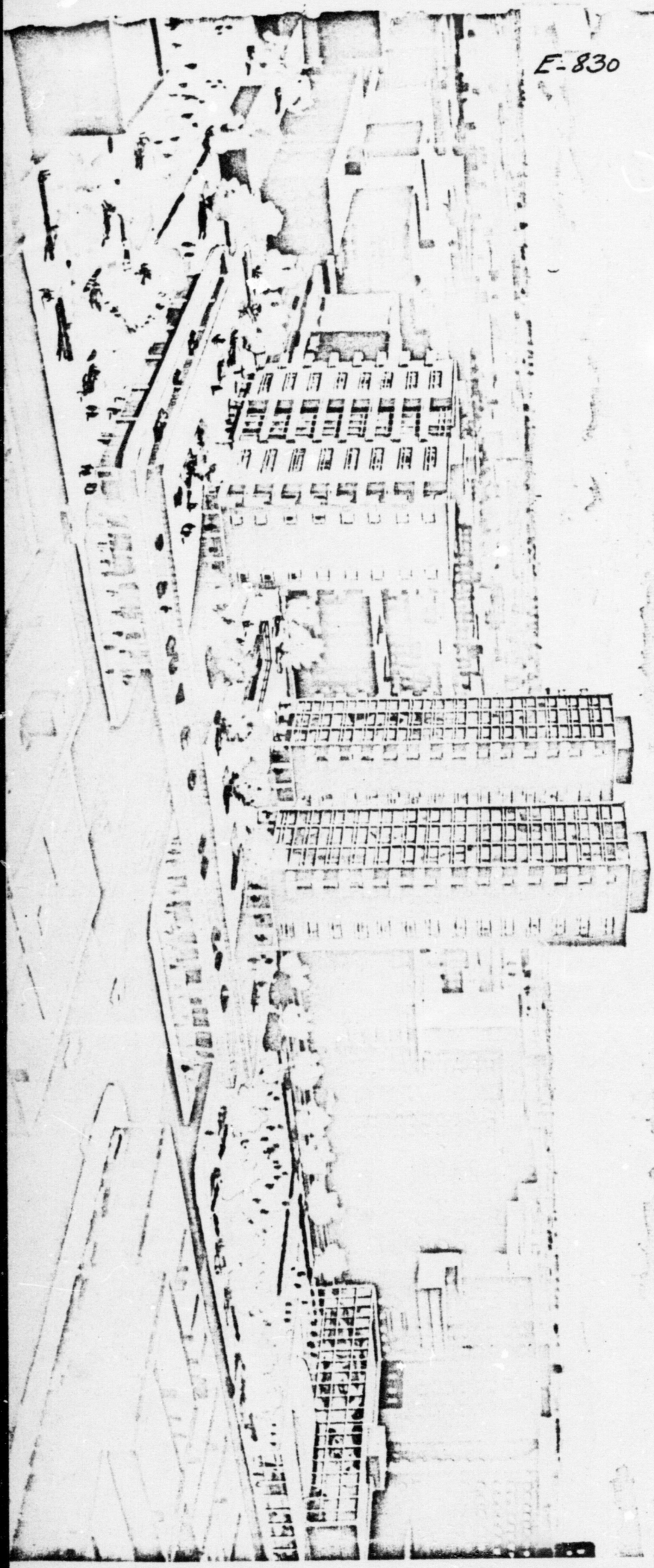
Some of the private and parochial schools in the Study Area may also need additional playground facilities. Because these institutions in the Area have not had an opportunity to study all the implications of urban renewal and its impact on their programs, the possible space acquisitions of private or parochial schools are not shown on any of the maps in this report.

Private Rental Housing

The new private housing suggested for Stage II is concentrated along 97th Street at the corners of Amsterdam and Columbus Avenues, made

Columbus Avenue air rights might be used for overpass and terrace, with parking on lower deck. *See page 72.*

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more desirable by the open areas of the Park West Title I development to the north. One building might be placed on the corner of West 97th Street and Amsterdam Avenue, another on the ends of the two blocks flanking Columbus Avenue between 96th and 97th Streets. These sites are in effect a continuation of the Park West project. Their value would be further enhanced by the new and rehabilitated housing provided during Stage I.

The new structures in Stage II would replace two brownstones, 23 old-law tenements and two non-residential buildings. The apartment developments on the Avenues would probably have retail and other commercial uses on the street level.

Middle-Income Housing

The middle-income housing started in Stage I along the west side of Columbus Avenue, would be supplemented by the development of two additional sites. One, bounded by West 93rd and 94th Streets, lies between the initial middle-income building and one of the higher-rental buildings erected in Stage I. The other middle-income site is on the Columbus Avenue end of the block between 91st and 92nd Streets. This site is bounded on the west by the permanent open land of Croton Aqueduct and overlooks the playing fields of Trinity School.

Two brownstones and 13 old-law tenements and one non-residential structure would be demolished in Stage II to provide the sites for the middle-income buildings. These structures would complete most of the redevelopment of the west side of Columbus Avenue. In an official renewal plan, the east side of this avenue would also have been developed as suggested in Stage IV. The development of both sides of this avenue at the same time is essential because the entire avenue, not merely one side, is the unit of design.

Public Housing

A second multi-story public housing structure would be erected in Stage II to accommodate about 900 persons in 240 dwelling units on a site lying to the west of the first structure. To minimize the relocation problem, only 10 old-law tenements and one non-residential structure accommodating 566 persons need be demolished for this building.

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Change in the Housing Inventory

The work scheduled in Stage II would result in the provision of 1,207 to 1,282 dwellings in new and rehabilitated structures as against 1,188 existing living quarters, either a gain of 19 or 94 living quarters depending on the type of private rental housing constructed.

PLAN A
ESTIMATED POPULATION CHANGES, STAGE II
(Number of Individuals) (Pilot Area)

PERSONS RELOCATED TO MAKE WAY FOR:	
New construction	2,173
Rehabilitation	652
Public open areas	245
TOTAL	3,070
POPULATION CAPACITY AFTER RENEWAL:	
New construction	3,087 to 3,312
Rehabilitation	448
TOTAL	3,535 to 3,760
POPULATION INCREASE	465 to 690

PLAN A
ESTIMATED COST OF RENEWAL, STAGE II
(Pilot Area)

Private rental housing	$9,825,900	
Middle-income housing	5,177,900	
Public housing	3,319,800	
TOTAL NEW RESIDENTIAL CONSTRUCTION (Includes land, buildings and demolition)		$18,323,600
RESIDENTIAL REHABILITATION (Assuming minimum rehabilitation)		1,843,800
PUBLIC OPEN SPACES (Includes land, building, demolition, landscaping and site work)		282,700
TOTAL COST OF WORK IN STAGE II		$20,450,100

(Relocation costs are included in acquisition and construction estimates)

The estimated tax return on all new and rehabilitated buildings completed during Stage II is almost four times as much as is paid by the property now, $497,400 compared to $131,500.

COLUMBUS AVENUE

WEST 87 ST.
WEST 88 ST.
WEST 89 ST.
WEST 90 ST.
WEST 91 ST.
WEST 92 ST.
WEST 93 ST.
WEST 94 ST.
WEST 95 ST.
WEST 96 ST.
WEST 97 ST.

CENTRAL PARK WEST

CENTRAL PARK

Plan A
Stage II

- Rehabilitation
- Rehabilitation Done in Previous Stage
- New Private Housing
- New Middle Income Housing
- New Public Housing
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- School Playgrounds
- Commercial, Ground Floor

CUMULATIVE RESULTS OF STAGES I AND II

The completion of Stages I and II would produce from 2,161 to 2,277 dwelling units in both new and rehabilitated structures, replacing 2,058 living quarters – a gain from 103 to 219 living quarters.

PLAN A
ESTIMATED POPULATION CHANGES THROUGH STAGE II
(Number of Individuals) (Pilot Area)

POPULATION RELOCATED TO MAKE WAY FOR:	
Private new rental housing	1,265
Private housing, rehabilitation	1,369
Middle-income housing	899
Low-rent (public) housing	1,334
Public open spaces	412
TOTAL	**5,279**
POPULATION CAPACITY AFTER RENEWAL:	
Private new rental housing	2,121 to 2,469
Rehabilitated structure	961
Middle-income housing	1,330
Low-rent (public) housing	1,800
TOTAL	**6,212 to 6,560**
POPULATION INCREASE	**933 to 1,281**

Dislocation of Site Residents

Alterations and demolitions through the first two stages of renewal in the pilot area will necessitate withdrawing from the housing inventory living quarters providing accommodations for 2,317 families or 5,279 individuals. Enforcement of the occupancy code in buildings not affected by renewal in Stages I and II will raise these figures by five to ten per cent. However, virtually all the overcrowded households live in structures earmarked for eventual rehabilitation or demolition so that code enforcement will therefore add hardly anything to the final relocation burden. Moreover, occupancy standards are already established by law, and would have to be considered regardless of a renewal program. While renewal will eventually result in a moderate expansion in housing accommodations and a vast improvement in housing standards, many site residents nevertheless face involuntary dislocation. But the effect of dislocation will be greatly reduced, even if never completely eliminated by a number of factors: the provision of new low-rent and middle-income housing; the services and financial aids of a relocation agency (see page 87); the length of the renewal period which will keep the relocation load down to fewer than 500 families a year; the speed with which rehabilitated structures can become available; the high mobility rate characteristic of the Area which insures a large number of voluntary move-outs; and, finally, the "newness" of the Area's population which eases the social wrench of dislocation in comparison with communities where neighborhood roots run deeper.

Assuming that the characteristics of the pilot area's residents, at the time renewal gets under way, remains approximately the same as was revealed by the 1956 survey, 25 per cent of the dislocated families will have incomes over $5,000 and 51 per cent will have incomes over $3,000 a year. Most of the over $5,000 group and many unattached individuals and childless couples with $3,000 to $5,000 incomes who wish to stay in the Area will be able to find accommodations in rehabilitated and new private or middle-income structures. Those who want or need cheaper quarters elsewhere will be aided in their search as well as receive relocation payments.

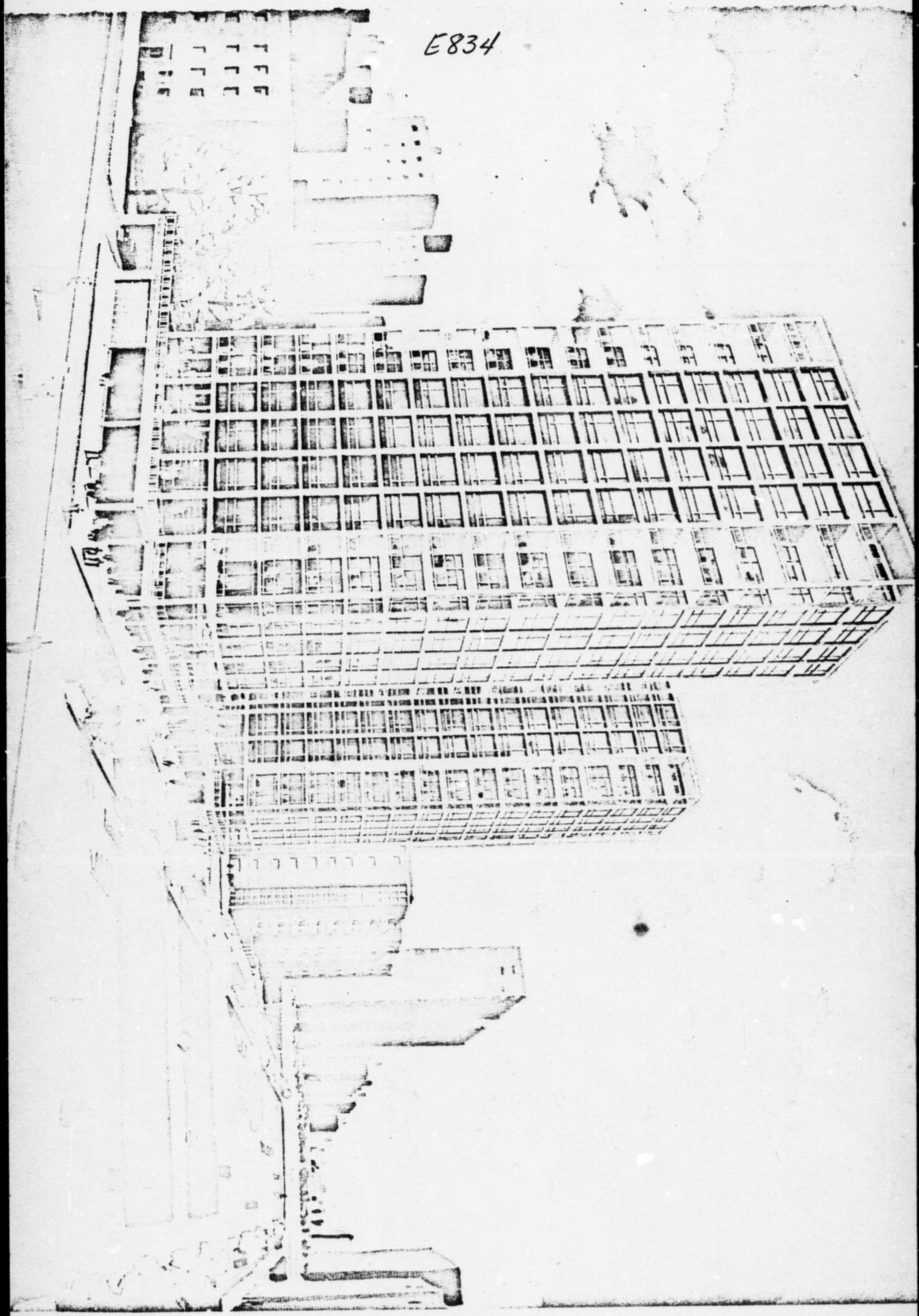
The approximately 1300 families with incomes under $3,000 create a more difficult relocation problem since only some 500 new public housing units are planned for the pilot area during the first two stages. For those who cannot be accommodated within the renewal area, public housing will be available at nearby locations and indeed throughout the City, together with acceptable units obtained in the private inventory over the five-year period. The lowest income families by and large occupy the worst and most overcrowded housing in the Area. Relocation should result generally in improving their housing conditions; they will receive assistance from the official relocation agency and must be relocated without overcrowding in standard housing which includes private bathroom facilities and adequate ventilation.

Thirty-seven per cent of the families now living in buildings likely to be rehabilitated or demolished are Puerto Ricans and an additional

By designing new buildings with recessed sidewalks, local service streets could be added along Columbus Avenue. *See page 72.*

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seven per cent are Negroes. The burden of relocation thus affects ethnic and racial groups in about the same proportion as these groups bear to the total population in the Area.

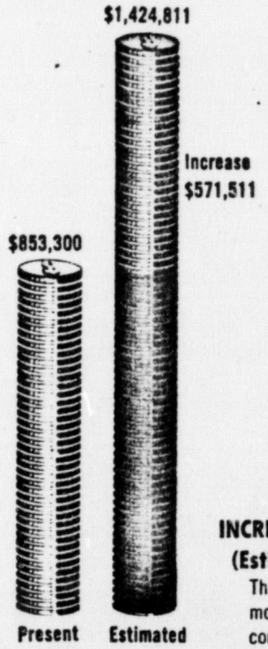
Density

The average density of the pilot area is now 492 persons per net acre (excluding streets), ranging from 157 persons from the block between West 92nd and West 93rd Streets to 857 persons per acre in the block bounded by West 90th and West 91st Streets, both between Amsterdam and Columbus Avenues. The estimated density at the end of Stage II would be between 7 and 9 per cent higher.

Since no marked change in over-all density was planned, it was unnecessary to utilize the entire potential zoning "envelope" or the full land coverage permitted under the present building and zoning regulations. Building heights, except for public housing, were held at 14 stories for all new construction. Some sites have higher than average densities but this is compensated by additional open spaces and lower density in the rehabilitated brownstones as room overcrowding is eliminated.

E-835

Graph No. 13



PLAN A
ESTIMATED COST OF RENEWAL THROUGH STAGE II
(Pilot Area)

Private rental housing	$14,774,200
Middle-income housing	8,277,600
Public housing	6,639,500
TOTAL NEW RESIDENTIAL CONSTRUCTION (Includes land, buildings and demolition)	**$29,691,300**
RESIDENTIAL REHABILITATION (Assuming minimum rehabilitation)	**3,869,400**
PUBLIC OPEN SPACES (Includes land, building, demolition, landscaping and site work)	**627,400**
TOTAL COST OF WORK THROUGH STAGE II	**$34,188,100**

(Relocation costs are included in acquisition and construction estimates)

INCREASED REAL ESTATE TAX RETURN THROUGH RENEWAL
(Estimated for Pilot Area at the end of Stage II for Plan A)

The annual tax levy on the entire pilot area will be 67 per cent more than the present levy. The estimated tax return on the new construction and rehabilitation alone through Stage II is over three times the annual revenue from the structures presently on the same plots.

Stage III

By the beginning of Stage III, renewal in the pilot area should be well under way. A system of small public open spaces, a new school, playgrounds, extensive rehabilitation and new construction would have been built or started. It is reasonable to expect that various social problems will have been ameliorated and that a more hopeful attitude will pervade the Study Area. By this time it should have become apparent to all that the neighborhood decline has been checked, with further improvements yet to come. If so, the crisis will have been passed in the renewal process.

In the third stage, then, the climate of opinion should make possible a surge of new private apartment buildings on the remaining building sites, made more desirable by the improvements of the two initial stages. Construction in Stage III would complete the redevelopment of Columbus Avenue between West 95th and 96th Streets and on 97th Street between Columbus Avenue and Central Park West.

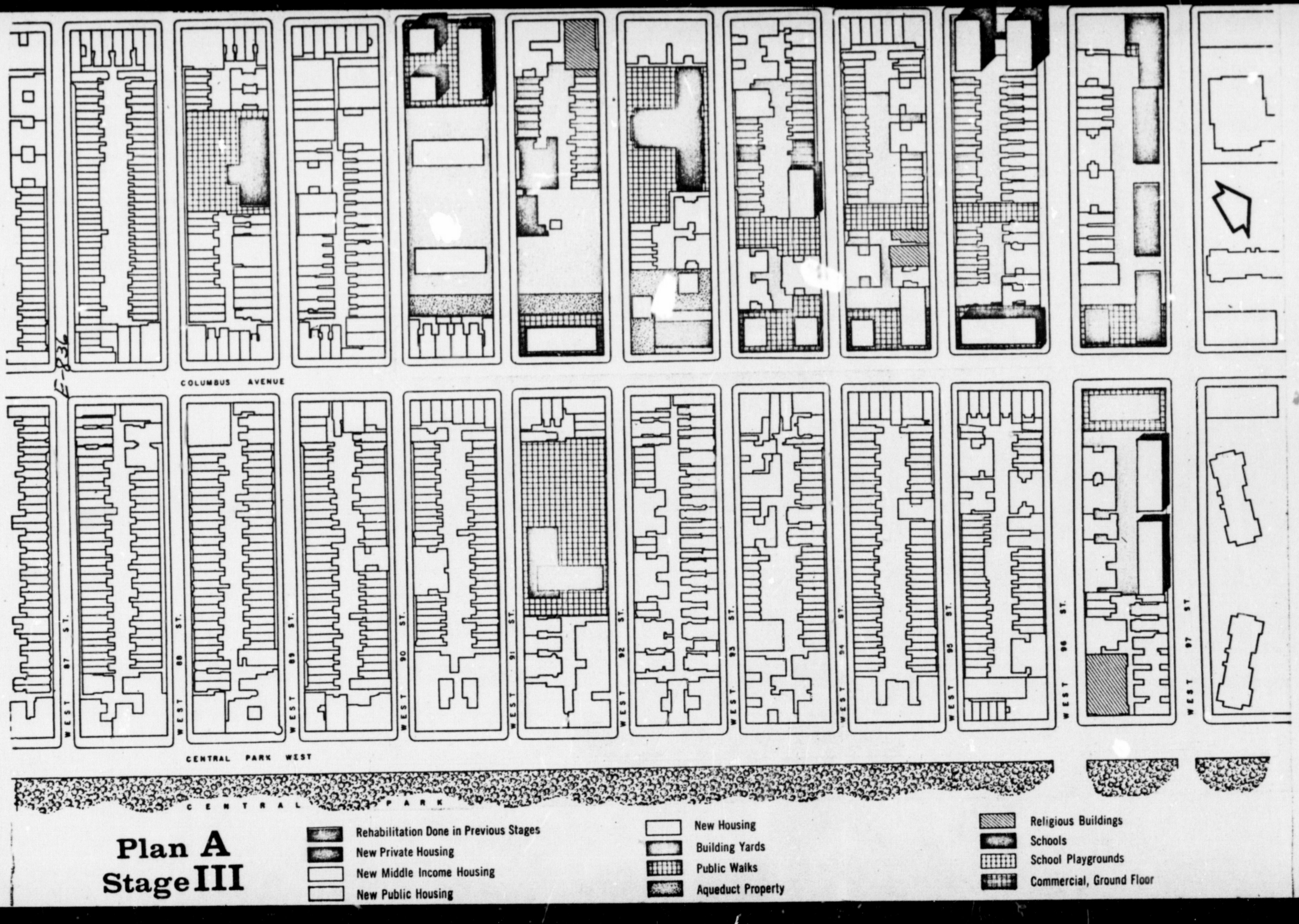
With the supporting renewal of the centers of the blocks to the east, Stage III should also see a resumption of construction on Amsterdam Avenue. Two sites on this avenue are proposed in this stage: one between 95th and 96th Streets, and the other between 90th and 91st Streets. The former might be a private rental structure, the latter medium-rental under the limited-profit program.

A small apartment house is introduced into the south side of 94th Street west of Columbus Avenue. Once the brownstones have been rehabilitated, the center of the blocks, particularly along the small parks, become good locations for such small multi-family structures. The site lies between a private school and the park. It would eliminate five structurally deteriorated brownstones and one old-law tenement left over when the public open space was laid out in Stage II. A view of this structure is shown on page 41 .

During Stage III the remaining old-law tenements adjacent to the new public housing between 90th and 91st Streets would be torn down. The New York City Housing Authority, which has handled relocation satisfactorily in the past, would have five years to relocate the tenants of these tenements so that demolition should not constitute excessive hardship for the people involved.

quarters and house 773 persons. In contrast to Plan A, which would

stantial reduction in the number of private rental apartments and a small



Stage IV

Completion of Renewal in the Pilot Area

Stage IV would substantially complete the renewal of the pilot area. The main improvement in this stage would be the redevelopment of the remaining block fronts on Amsterdam Avenue. Other new buildings to be constructed would be modern apartment structures to replace four old-law tenements on the north side of West 96th Street, as illustrated on page 80. This building illustrates how renewal can reclaim left-over plots which an earlier boom left behind. With the stimulus of the renewal process, these remaining plots should become valuable. It can be expected that construction will take place once renewal has resulted in a degree of physical improvement in the neighborhood.

There remains a similar frontage on West 96th Street in the same block as the plot just discussed. These better old-law tenements may warrant rehabilitation or this site too might be redeveloped. In the block to the south, there are two old-law tenements adjoining the public walk which might be rehabilitated or used for a semi-public purpose. An old-law tenement between the two buildings to the east is also available, either for rehabilitation or perhaps for acquisition and demolition by the owners of the high-rise structures, to give light and air to their lower apartments. In such cases where elevator structures overshadow older, lower buildings, bad development could be corrected through the condemnation powers vested in the renewal agency.

In Stage IV, a start can be made in providing public open spaces in the tier of blocks between Columbus Avenue and Central Park, starting with the block between West 96th and West 97th Streets, which will be solidly built up with elevator buildings. Since these structures will be in multiple ownership, the public open area could serve all the elevator buildings jointly. Such open spaces are provided in public and quasi-public housing projects and there is no good reason why a similar provision should not be made for private-rental areas as well. The cost of the open space is actually borne by the adjoining structures by an improvement in real estate value which also increases the tax payment to the City.



The old-law tenements between the modern apartment buildings on 96th Street will probably be replaced as renewal again makes the area attractive. See page 80.

The Rest of the Study Area

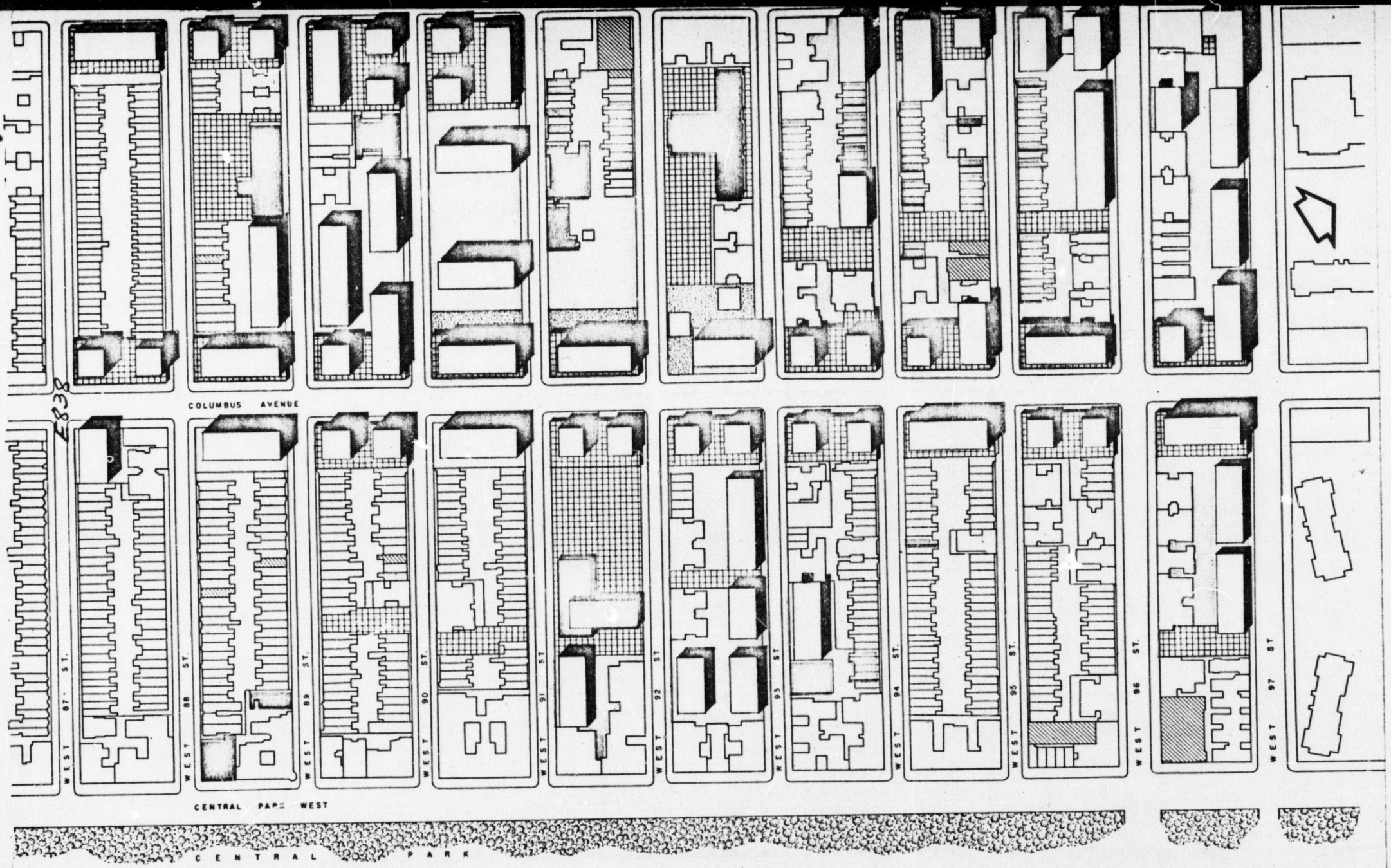
The renewal process illustrated by stages in the pilot area might well apply to the entire twenty blocks of the Study Area. In an official renewal plan the twelve blocks outside the pilot area would of course receive the same attention as the eight blocks in it. In this report, however, because of the lack of detailed data on the outside twelve blocks, only a general outline of the final appearance of the full Study Area is shown.

The principal design feature is, as mentioned above, the redevelopment of Columbus Avenue. Other suggestions are the replacing of the concentrations of old-law tenements to the north of the proposed new elementary school site and to the south of the proposed public housing structures.

The balance of the existing structures, mostly brownstones, are shown as available for rehabilitation or redevelopment, to be determined by inspection and analysis of each building, and design considerations during the preparation of an official plan. It is hoped that many of these blocks can be rehabilitated, as, for example, was suggested for the block bounded by West 94th and West 95th Streets, Amsterdam and Columbus Avenues in the pilot area.

In this plan, public walks have been introduced into the block centers on a minimum basis because of the proximity of these blocks to Central Park. The walk between West 92nd and West 93rd Streets is justified by the high density resulting from a concentration of elevator buildings. The two walks south of the proposed elementary school give easy access to the playground and might be extended south to 87th Street.

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Plan A
Stage IV

- Rehabilitation
- New Housing
- Potential Redevelopment or Rehabilitation
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- Commercial, Ground Floor

E-839

A Variation on Plan A

So far, the renewal plan has suggested only public facilities and housing types already familiar to New York. However, other physical designs, not yet extensively found in the City, are available to increase the amenity of a high-density renewal area in a practical and economic manner. Of these, the main ones are making the smallwalk system continuous throughout the entire renewal area, closing unnecessary local streets to increase public open spaces, and using the air space over the avenues.

In a high-density area in multiple ownership like the Study Area, small public open spaces must supplement the private yards required by the zoning resolution. If the owners of any single building now in existence tried to acquire such open space for the exclusive use of its tenants, the land needed would be more than the aggregate amount shown on page 73 .

A system of footpaths through small public open spaces leading to larger playgrounds and schools has long been advocated by city planners since its first use in the nineteen-twenties in Radburn, across the George Washington Bridge in New Jersey. Stockholm is well on its way to developing such a net-work of footpaths through public gardens throughout the city. This concept of siting buildings around a central project open space has long been standard public housing design practice in the New York City Housing Authority, a practice which also has been used in such private development as the Metropolitan Life Insurance Company's Stuyvesant Town. The renewal process makes it possible to use this system in neighborhoods which combine various forms of housing – high and low-rise; public and private; upper, middle, and low-income.

The second technique, closing unneeded local streets, is now common practice in Title I redevelopment schemes throughout the country and has also been used in large-scale housing project developments, both public and private, here in New York City. Traffic studies indicate that West 92nd Street between Amsterdam and Columbus Avenue is not essential to traffic movement. If the row of brownstones on the south side of the street were demolished, a large campus for the junior high school could be created. The fact that Trinity School's playgrounds would be contiguous would serve to provide an impressive open space in the center of the Study Area.

The third technique, the use of the space over the avenues, with the ground floor frontage used commercially, while less familiar, has some limited precedent in New York. One device for using air space in the Study Area is a single-decked parking garage over Columbus Avenue, as illustrated on page 63

The garage would serve several purposes in addition to making parking space available. It would make possible a pedestrian footway over Columbus Avenue to provide safe access to a better school site. The bridge would provide a visual break in Columbus Avenue. The upper deck of the garage would serve as a large yard for the apartment towers rising above it.

Given high-density development, the idea is economically sound. The apartment towers would be built on conventional foundations and the bridge would be supported by the same foundations. Assuming a garage rental of $35 per car per month for 400 cars on the overpass, and in two basement garages below the apartment houses (to meet the 20 per cent of dwelling units' parking requirement for all new apartment buildings in "A" and "B" zoning districts) the project would yield enough return to induce private investment under conventional mortgage terms.

Such air-right garages cannot be built over every block of an avenue. To do so would create ventilation problems and would transform the avenues to tunnels. However, spaced several blocks apart as suggested, such garages can be an architectural asset to the neighborhood.

Another space-conservation device suggested is the requirement that all structures built on Columbus Avenue have columns so spaced that it will be possible to place the sidewalks within the building line and thereby provide room for local access streets, separated by rows of trees from main traffic lanes without increasing the legal width of the avenue. The local access lanes could be used later to widen the main traffic lanes of Columbus Avenue should this become necessary or desirable. Such setback provisions are illustrated on page 67, which also shows the roof of ground floor stores serving as the yard of the apartment buildings above.

COLUMBUS AVENUE

WEST 87 ST.

WEST 88 ST.

WEST 89 ST.

WEST 90 ST.

WEST 91 ST.

WEST 92 ST.

WEST 93 ST.

WEST 94 ST.

WEST 95 ST.

WEST 96 ST.

WEST 97 ST.

CENTRAL PARK WEST

CENTRAL PARK

Plan A alternate Stage IV

- Rehabilitation
- New Housing
- Potential Redevelopment or Rehabilitation
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- Commercial, Ground Floor

B

Design

The conditions and general planning principles which govern Plan B are the same as for Plan A. Bad structures must be removed and suitable building sites provided for new structures. But there remain many ways to lay out new buildings on sites of varying sizes, depending on the concepts of the designer. Plan B is presented as an alternate since there is no one best way to renew a neighborhood. When an official plan is made, there will have to be agreement on a general approach but the plan need not be so rigid as to exclude refinements and changes from time to time.

Plan B proposes rehabilitation of as many existing structures as possible, both brownstones and old-law tenements, whereas Plan A replaced the obsolete old-law tenement altogether.

Since some of the frontages on Columbus Avenue would be rehabilitated in Plan B, rather than rebuilt, this avenue would not have the same architectural unity and dramatic effect as in Plan A. Its appearance would be somewhat similar to that of other New York streets, such as Fifth Avenue below 14th Street in Greenwich Village. Similarly, on West 97th Street, rather than replacing the brownstones opposite the open areas of the Title I project to the north, Plan B proposes that brownstones in both blocks be rehabilitated. On the south side of West 96th Street near Amsterdam Avenue, a row of old-law tenements is considered for rehabilitation, but only after the renewal process has been under way for some time. Three tenement structures on the southeast corner of Amsterdam Avenue and West 94th Street, and the tenements on the end of the block between West 90th and 91st Streets on the western side of Columbus Avenue, have been scheduled for rehabilitation at an earlier stage, since they have better layouts than the usual tenement structure in the Study Area.

While a different sequence in the priority of rehabilitation is set up for the block between West 94th and West 95th Streets in the initial stages of Plan B, the end result is the same as in Plan A. Analysis of the individual structures indicates that the only possible additional rehabilitation in Plan B in this block is in the old-law tenements on the corner of Columbus Avenue and West 94th Street. However, the logical unit of reconstruction is not one corner but the entire end of the block, because it is not feasible to rebuild one corner while rehabilitating mediocre structures on the other. When the existing buildings are modern buildings of considerable value, then the new structure would have to be fitted into the remaining plot – as is suggested on West 97th Street at Amsterdam Avenue in both plans.

A variation on Plan B also shows a second-choice elementary school site between West 93rd and 94th Streets, just north of the junior high school. This site is limited by existing modern buildings to 78,852 square feet, or 7,944 square feet less than the preferred site.

The density per net acre in Plan B at the end of Stage II is between 483 and 489 persons, as compared to between 524 and 535 for Plan A at the same stage – a consequence of emphasizing rehabilitation rather than new construction.

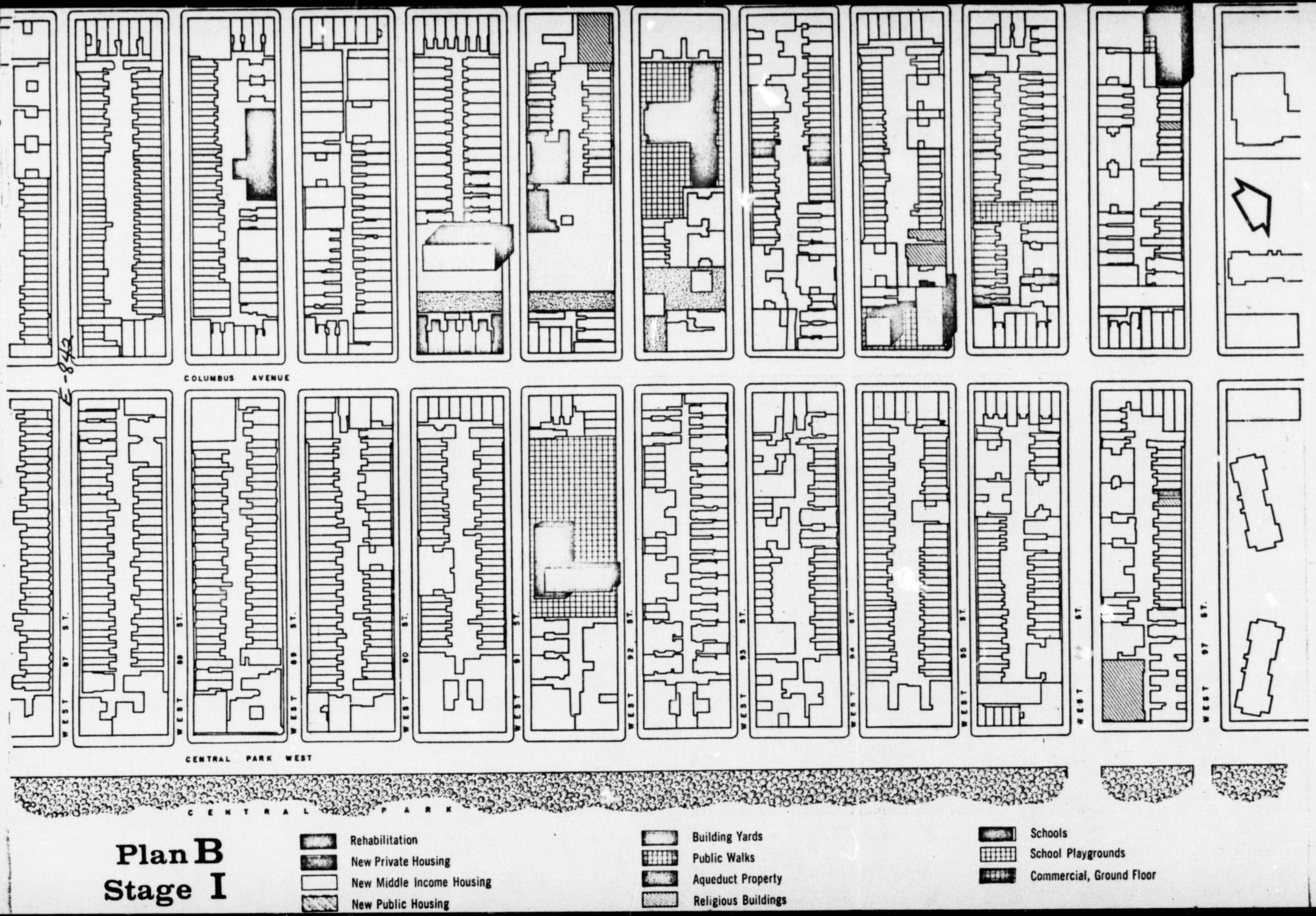
The estimated cost of new construction through Stage II in Plan B is about $22,253,000 of which $8,376,400 would be supplied by private investors. The total cost of all work to be undertaken through Stage II in Plan B would be $30,150,400. (See Financial Analysis, Plan B, Stages I and II, Appendix page 93.)

The present assessed valuation of the buildings to be demolished or rehabilitated is about $5,756,200; the assessed valuation for the new construction and rehabilitation is estimated at $16,956,300 – an increase of $11,200,100. The present tax levy is about $236,000 per year; taxes on the new and rehabilitated structures at the end of Stage II, using the same tax rate, would be $695,200 – an annual increase of $459,200 or almost three times as much as the present levy.

In Plan B, taxable assessment in the entire pilot area would be increased from $20,812,000 to $32,012,100 with the annual levy rising from $853,300 to $1,312,500 – an increase of almost 54 per cent. This is in contrast to a 67 per cent increase in Plan A.

New private housing in four multi-story buildings, containing from 372 to 432 apartments accommodating 1,116 to 1,296 persons, will replace two brownstones, 20 old-law tenements and two non-residential

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Plan B
Stage I

- Rehabilitation
- New Private Housing
- New Middle Income Housing
- New Public Housing
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- School Playgrounds
- Commercial, Ground Floor

buildings. The structures to be replaced presently contain 274 living quarters and house 773 persons. In contrast to Plan A, which would accommodate about 1,000 more persons in housing within this rental range than were previously housed in the structures to be replaced, Plan B provides accommodations for only an additional 343 to 523 persons.

Two middle-income housing projects, containing 356 apartments for an estimated 1,246 persons will replace four non-residential buildings and 22 old-law tenements presently containing 276 living quarters which together house 1006 persons. Plan A at the end of Stage II would provide accommodations for 431 more persons in new structures for this income category, while Plan B provides for an increase of 240 persons. Plan A also provides for a large number of new middle-income apartments, which can accommodate 1,330 persons.

The same amount of public housing is provided in both plans. But one result of the greater emphasis on rehabilitation in Plan B is a substantial reduction in the number of private rental apartments and a small reduction in the number of new middle-income units.

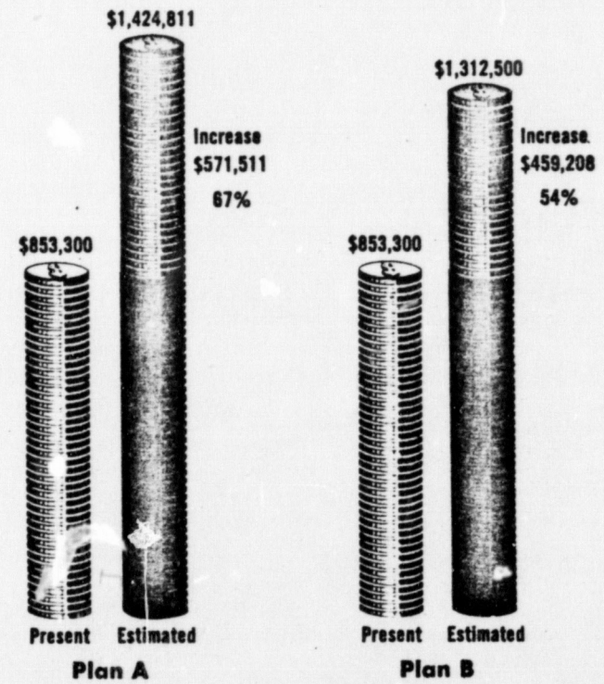
Summing up the changes at the end of Stage II in Plan B, from 2,334 to 2,394 dwelling units would have been made available, replacing 2,593 living quarters. Together with the people who must be relocated to provide room for public walks, 6,237 persons will be affected. The estimated population at the end of Stage II is from 84 to 264 persons less than now accommodated. The burden of relocation accompanying Plan B is slightly higher than in Plan A, involving 958 more persons and 601 more families. The percentage distribution of the affected persons and families by race and origin and income is roughly the same. (See Appendix, page 95.)

The main difference between Plans A and B is the quantitative importance of rehabilitation, as shown in the following table.

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INCREASED REAL ESTATE TAX RETURN THROUGH RENEWAL
(Estimated for Pilot Area at the end of Stage II for Plans A and B)

Graph No. 14



SUMMARY OF COMPARATIVE DATA ON PLANS A AND B AT END OF STAGE II
(Pilot Area)

	PLAN A	PLAN B
Number of brownstones to be rehabilitated	75	110
Number of old-law tenements to be rehabilitated	0	15
Number of living quarters in buildings to be rehabilitated	726	1,435
Number of persons in buildings to be rehabilitated	1,369	2,833
Estimated future population in buildings to be rehabilitated	961	1,811
Estimated change in population in rehabilitated buildings	— 408	—1,022
Total cost of rehabilitation	$ 3,869,400	$ 7,552,700
Total cost of new residential construction	$29,691,300	$22,253,000
Total cost	$34,188,100	$30,150,400

E-844

COLUMBUS AVENUE

WEST 87 ST.
WEST 88 ST.
WEST 89 ST.
WEST 90 ST.
WEST 91 ST.
WEST 92 ST.
WEST 93 ST.
WEST 94 ST.
WEST 95 ST.
WEST 96 ST.
WEST 97 ST.

CENTRAL PARK WEST

CENTRAL PARK

Plan B
Stage II

- Rehabilitation
- Rehabilitation Done in Previous Stage
- New Private Housing
- New Middle Income Housing
- New Public Housing
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- School Playgrounds
- Commercial, Ground Floor

COLUMBUS AVENUE

WEST 87 ST.
WEST 88 ST.
WEST 89 ST.
WEST 90 ST.
WEST 91 ST.
WEST 92 ST.
WEST 93 ST.
WEST 94 ST.
WEST 95 ST.
WEST 96 ST.
WEST 97 ST.

CENTRAL PARK WEST

CENTRAL PARK

Plan B
Stage IV

- Rehabilitation
- New Housing
- Potential Redevelopment or Rehabilitation
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- Commercial, Ground Floor
- Possible Public Building

E-846

COLUMBUS AVENUE

WEST 87 ST.
WEST 88 ST.
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WEST 91 ST.
WEST 92 ST.
WEST 93 ST.
WEST 94 ST.
WEST 95 ST.
WEST 96 ST.
WEST 97 ST.

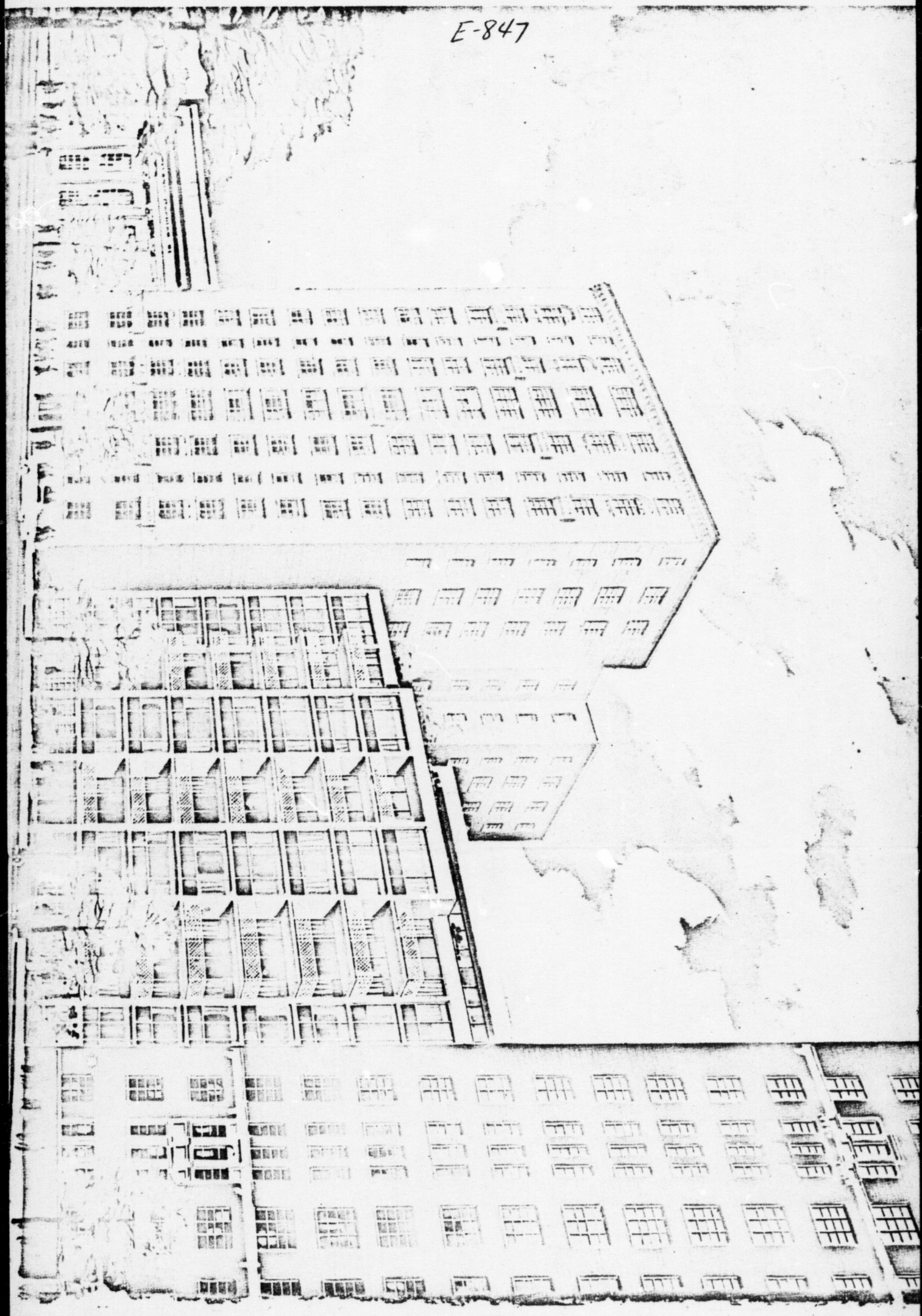
CENTRAL PARK WEST

CENTRAL PARK

Plan B
alternate
Stage IV

- Rehabilitation
- New Housing
- Potential Redevelopment or Rehabilitation
- Building Yards
- Public Walks
- Aqueduct Property
- Religious Buildings
- Schools
- Commercial, Ground Floor
- Possible Public Building

E-847

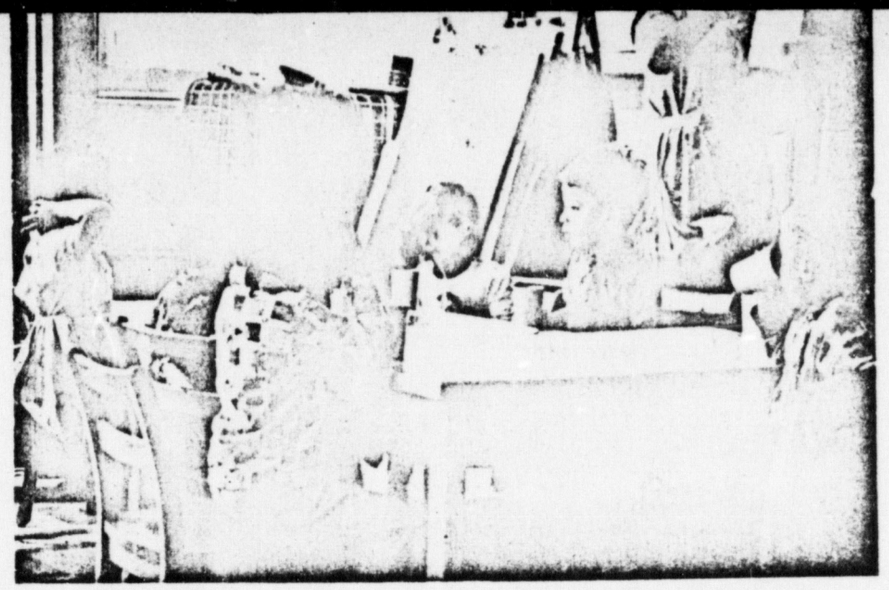


SPACE FOR COMMUNITY SERVICES

The existing civic and professional organizations in the Study Area and in the rest of the Park West community are well aware that, while housing is their major problem, considerable expansion of educational, welfare and health services is needed to strengthen community life. The suggestions set forth here for providing space for such services have been based on an analysis of needs, and along lines similar to those suggested by leaders of the organizations in the community. These involve additional school facilities, play space, and a variety of other services. The rehabilitation of existing structures and the erection of new housing provide an opportunity to obtain them; and indeed such action is an integral part of the renewal process.

In New York City the precedents and machinery are already established to provide space for community activities along with various types of housing, such as are envisaged in the sample site plans discussed above. Public housing in the City has long recognized a responsibility to provide space for community activities, with the amount of space related to the size of the project. It is the regular practice of the New York City Housing Authority to work out with local community leaders the plans for the design and utilization of this space. The operation of the program for which the space is designed is placed in the hands of accredited community agencies, which serve as sponsors. For example, in the new public housing project just north of the Study Area (Douglass Houses), the Open Door Child Care Center will operate the day care program, and the Children's Aid Society the recreational program.

In an area such as this, there are several kinds of community activities, of the types often housed in public housing projects, which would be needed in a renewal program. These include: day care of children, a center for the aged, and recreation programs for all age groups, or some combination of these. The New York City Housing Authority, one of the agencies sponsoring the Urban Renewal Study, could be counted on to work co-operatively with local planning groups to determine what kind of service program would be needed in public housing units in the Study Area, within the available space limits.



The Open Door Child Care Center is the type of needed community facility which might be located in both co-operative and public housing structures.

Community Rooms in Cooperative and Private Rental Projects

Cooperative housing in New York has also been responsive to the need for space to be used for community programs. According to the United Housing Foundation, at least five co-operative developments in New York City have designed rooms for community programs, and at least another twenty have subsequently converted smaller amounts of space to this use after the need has been demonstrated.

The opportunities for community space in private rental housing have so far been more limited. In some large rental projects, such as the New York Life Insurance Company's Fresh Meadows development in Queens, space has been provided for nursery school and various recreational purposes. A beginning has been made by cooperative and private builders. The possibilities for further development of space along lines which public housing has been following are being explored by community and housing groups.

Experience indicates that when space is included in the original design, the location of these community facilities and their design are well suited to their purposes. In some other cases, provision for com-

Existing elevator buildings would make good neighbors for new apartment house replacing obsolete old-law tenements. *See page 46.*

munity facilities has been made when the need became apparent after the houses were occupied. The space provided under these latter circumstances has necessarily been makeshift and has proved less satisfactory.

School Buildings and Playgrounds

In addition to space in new housing, needed community services can be provided for in other types of facilities. The Study Area already provides some excellent examples of this. The existing public elementary schools serve as a link with the neighborhood for both children and parents. The facilities of two are used for after school community centers. A new school temporarily serving as an additional facility and eventually replacing P.S. 93, designed with community needs in mind, could serve as another force for building neighborhood identity. All of the schools serving the Area have programs which they would like to expand, in order to help the processes of integration and renewal, by involving more parents in school activities which are hampered now by lack of space. The use of this new school for recreational and adult education activities could substantially supplement the community center program now operating in Joan of Arc Junior High and P.S. 93.

Space for Other Community Services

Leaders in the Study Area have emphasized the need for a settlement or neighborhood house and have outlined a variety of other service programs which would require space. While many of these can be provided for through existing facilities or can be planned for in new housing, a neighborhood house and possibly some other services will need housing of their own. Space might be provided for these in rehabilitated brownstones.

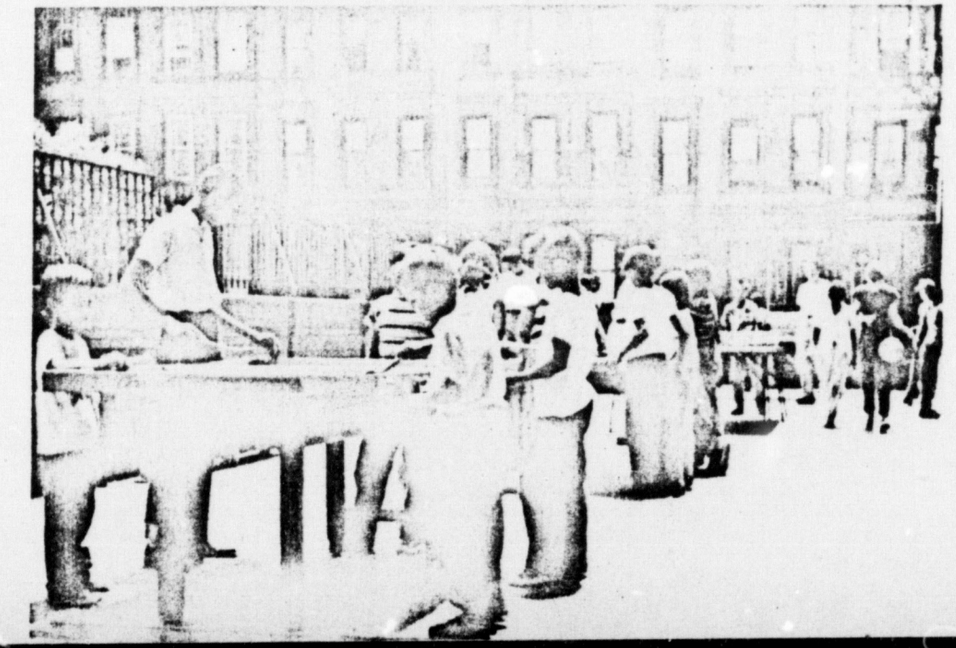
The location of these service units will need to be determined in relation to the groups they will be serving. Day care or day nursery facilities, in addition, need outdoor play space. If one of these were housed in a rehabilitated brownstone, it would be desirable for the building to be adjacent to one of the proposed mid-block open areas where play space would be accessible. Other services, like the neighborhood house, should be located in the heart of the urban renewal area so that such service buildings along with the junior high school and the new elementary school would be able to provide a central focus for the neighborhood.

A General Program — Not a Blueprint

As urban renewal progresses, other services may prove more necessary than those for which need is clear at the [illegible]t time. For example, it is assumed at this point that additional public health facilities will not be needed, since the new Riverside District Health Center will be just north of the Study Area on 100th Street. However, there may well be a demand in the future for a medical unit or some other type of health facility in the Area. Needs in other fields also can be expected to change as planning for the neighborhood progresses.

It is clear that no detailed blueprint can or should be laid out in advance, nor would it be appropriate in a study such as this. Planning for facilities and programs should proceed step by step. Some of the general needs of the Study Area can be foreseen for the period during which urban renewal takes place and after it is completed, but it is not possible to determine in advance the exact nature of all the services the neighborhood will require in the future or where they can be most advantageously located. Thus while the report can show techniques for renewal of the Area, much of the detailed planning would rest with the local community working in partnership with the urban renewal agency on each aspect of the program as the need and opportunity arises.

The Joan of Arc Community Center; enlarged school playgrounds and a new elementary school would permit the extension of this program.



Renewal Tools and Related Programs

• Federal Urban Renewal Legislation

The basic legislative framework for urban renewal is provided by the slum clearance and urban renewal provisions of the Housing Act of 1949, as amended, particularly in 1954. This Act has reflected the Congress' broadening concept of the measures necessary to repair and strengthen the physical fabric of American cities, and of the role of the Federal government in this vital undertaking.

Prior to 1949, such limited Federal assistance as was available focused primarily on slum clearance and the provision of decent housing for families of low income through the instrumentality of a public housing program. The Housing Act of 1949 represented an important departure. It recognized that "the realization as soon as feasible of the goal of a decent home and a suitable living environment for every American family" required *redevelopment* of cities, as well as slum clearance, and that the two were not entirely synonymous.

In Title I, the 1949 Act did two important things:

First, it authorized the acquisition not only of slum and deteriorated areas, but also of deteriorating areas, predominantly open blighted areas, and open land necessary for sound community growth. While primarily housing-oriented (all projects either had to eliminate bad housing or provide new housing), the Title I program thus permitted a range of community development and redevelopment activity, not slum clearance alone.

Second, it made Federal assistance available to foster increased private participation in slum clearance and community redevelopment in line with the policy that "private enterprise shall be encouraged to serve as large a part of the total need as it can." Private participation had been chiefly stymied by the difficulty and high cost of acquiring and clearing built-up sites so that they could be redeveloped. To clear this hurdle, in addition to authorizing public acquisition of sites the Act also authorized Federal grants to meet two-thirds of any write-down loss, the other third to be met by the local community. (The Housing Act of 1957 authorized an optional formula, increasing the Federal share to three-quarters of the write-down loss provided the locality meets the costs of preliminary planning.) As a result the land could be sold at a reduced price reflecting its fair value in relation to its publicly designated re-use.

The President's Advisory Committee on Government Housing Policies and Programs recommended in 1953 that the Federal assistance program *"should be geared to require cities to face up to the whole process of urban decay. It . . . should require clear and certain evidence as a precondition to Federal aid that the city is realistically addressing itself to the processes by which slums are formed, and is not simply engaging in superficial, piecemeal approaches which will waste both Federal and local funds. . . . Well planned urban renewal projects will, in most instances, involve clearance and redevelopment of some land, rehabilitation of some structures, and conservation of the entire neighborhood. . . . Under the broadened concept herein recommended, it is intended that loans and grants will be made for the re-establishment of sound, healthy neighborhoods in urban renewal areas."*

In line with this recommendation the Housing Act of 1954 gave explicit recognition to the need to continuously "renew" our cities. The name of the program was formally amended to Slum Clearance and Urban Renewal. To insure that Federal aid would be used effectively as part of a comprehensive program the Act required that the community develop an acceptable "workable program" in order to qualify for Federal assistance. Specifically, the workable program was directed to the following elements: codes and ordinances; comprehensive community plan; neighborhood analyses; administrative organization; financing; housing for displaced families; and citizen participation.

The 1954 Housing Act also put a new edge on the renewal tools. Where the 1949 Act was limited essentially to slum clearance and redevelopment (the bulldozer approach), the 1954 Act provided that an urban renewal project might involve rehabilitation and conservation as well. Thus the way was opened for the kind of urban renewal project suggested by this study.

In addition to continuing the basic forms of Federal assistance provided by the 1949 Act, new Federal Housing Administration mortgage insurance programs were developed in 1954 to foster private participation in urban renewal. The Section 220 program is of particular sig-

nificance in carrying through a renewal program of the kind described in this report. It permits mortgage insurance for new construction or rehabilitation within officially designated urban renewal areas, with terms that compare favorably with those available for new construction on vacant land.

Mortgages on new buildings eligible for Section 220 insurance may be insured by the FHA for an amount up to 90 per cent of replacement cost, and for a term up to 40 years; for rehabilitated buildings in renewal areas the terms are up to 90 per cent of appraised value for a period of 30 years or three-quarters of the building's economic life, whichever is less. Section 220 mortgages are also eligible for special assistance from the Federal National Mortgage Association (Fanny May). The current rate for both types of construction is five per cent plus one-half of one per cent mortgage insurance.

The need for Section 220 insurance was shown in the previous chapter. As the mortgage history of the Study Area illustrates, terms for available mortgages become more and more stringent in a declining area, making it extremely difficult to finance new construction or repairs. Within the framework of a renewal plan, however, the favorable terms of Section 220 would be an inducement to private building and rehabilitation. Together with the simultaneous renewal actions taken by the City, this activity should bolster existing values in the renewal area and encourage new development.

State Enabling Legislation for Urban Renewal

The New York State enabling legislation for carrying out an urban renewal project of combined rehabilitation and clearance in deteriorating areas is found in Section 72-m of the General Municipal Law. This 1957 statute represents the first fruits of the West Side Urban Renewal Study. It authorizes the exercise of eminent domain, the expenditure of public funds and other powers to carry out a duly adopted renewal plan. The statute further permits the municipality to receive financial assistance from the Federal government and otherwise participate fully in the Federal Urban Renewal Program. It is a correlative to Section 72-k of the General Municipal Law, which authorizes comparable powers within substandard and insanitary areas of a city.

A major premise of the State enabling legislation is that effective action in an urban renewal area requires active cooperation between the municipality and the community. Therefore, owners and residents within such areas are given every opportunity to participate in the shaping of the policies and plans for the project to ensure subsequent cooperation in activities necessary to the effectuation of the plan. Thus, the legislation provides for five separate public hearings before the City Planning Commission or the Board of Estimate at several stages in the development of the program; in actual practice the recommendations proposed by persons residing in the neighborhood would be given the fullest consideration.

The procedure for developing an urban renewal plan requires three main steps prior to acquisition of any property by the city:

First, the City Planning Commission designates a deteriorating area which must be found to exhibit enumerated characteristics of blight, including deteriorated buildings, inadequate open spaces, and improper use of buildings or land. Upon formal designation of the area, following a public hearing, the Commission makes a general statement of the land uses, layout of streets, population densities, building bulks, and general standards to guide the development of the area.

Second, a preliminary plan is developed for a specific project area or areas within the deteriorating area, by an agency designated by the Board of Estimate to carry out all renewal activities connected with the area. The preliminary plan, which must be in accord with the general standards established by the Planning Commission, must contain a detailed statement of existing conditions, together with a generalized plan for future development. The latter consists of proposed land uses and their interrelationship with the proposed pattern of traffic and transportation circulation in the project area; proposed community facilities and open space; proposed demolition of designated structures; proposed new construction (including buildings to be erected, rehabilitated, and converted), with a preliminary estimate of the number of dwelling units, density, and rent levels; proposed methods of financing; and the estimated housing needs of families to be displaced. The preliminary plan is subject to approval by the City Planning Commission and Board of Estimate following public hearings.

Third, the agency refines the elements listed above and prepares a final plan, which is brought to a point where building parcels can be discussed with prospective sponsors. The final plan, which is subject to the same approvals as the preliminary plan, will include precise boundaries of public open spaces, new schools and other public improvements. A detailed cost estimate, methods of financing, programs and time sched-

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ules for construction and rehabilitation are also required in the final plan.

Following the above steps, the Board of Estimate may acquire property, resell or lease it at public auction to the highest bidder, or otherwise dispose of such property. At appropriate points in the process, the City may cooperate and contract with the Federal government in a financial aid program under the urban renewal provisions of the Federal housing act, and provide local grants in aid and issue bonds.

Housing Legislation

The low-rent public housing suggested for renewal could be provided by either Federally or State-aided public housing projects which are built and managed by the New York City Housing Authority. While the Federal and State public housing programs are similar in many respects, the State program permits a wider range of income and rent levels, and has less stringent rules and regulations with respect to provision of community facilities and services. The greater flexibility afforded would be a definite asset to urban renewal. An added advantage to including State-aided public housing initially, is that there would then be a partnership of all three levels of government with private enterprise in the urban renewal project.

The prime vehicle for the development of new middle-income housing, as envisaged in this study, is the Mitchell-Lama Limited Profit Housing Companies Law (Article 12 of the State Public Housing Law). Enacted in 1955 and subsequently amended, the Mitchell-Lama law is presently facilitating private development of middle-income housing financed with State or City loans. It authorizes State or municipal low-cost loans of up to 90 per cent of total development cost to publicly supervised limited profit housing companies engaged in the construction and mortgaging of cooperative and rental developments. It also authorizes partial tax exemption.

The Redevelopment Companies Law, under which such projects as Stuyvesant Town and Corlears Hook have been built, might also be utilized for the development of middle-income housing in the renewal area. This law authorizes condemnation and partial tax exemption subject to public supervision of profits and rents. The FHA Section 213 program, which provides liberal mortgage terms for cooperative developments, may also be of benefit to some renewal areas.

Renewal by Stages

The renewal plans developed in this study are arbitrarily divided into four steps or stages of two and a half years each. Though in practice such phasing will be far more flexible, the fact remains that renewal is a gradual and cumulative process. The advantages of phasing are several. For one, the judicious phasing of public investment and improvements in the early stages can lay the groundwork for a high proportion of private investment in the later stages. For another, the relocation problem is spread over a longer period of time, and the possibility of relocation within the local area is greatly enhanced. An even greater benefit is that neighborhood organizations are not destroyed and the continuity of neighborhood life is not disturbed in the renewal process. Renewal can be like pruning a tree, resulting in a healthier and more fruitful organism.

If a local area is to be successfully renewed in a series of phases, however, the basic integrity of the renewal plan must be protected over the duration of the renewal process. At the same time, there must be sufficient flexibility to permit the desirable modifications that will be inevitable as the renewal plan unfolds and the area changes and improves. The enabling legislation under which the renewal program will operate is sufficiently flexible to permit desirable plan modifications by the renewal agency with the approval of the Planning Commission and the Board of Estimate. While an individual property owner within the area might attempt to adversely influence or act in conflict with the official renewal plan, the renewal agency has the power to acquire such property through condemnation. Furthermore, a deviation from the plan is not as easy as it might seem; there would be considerable difficulty in obtaining public or private financing or mortgage insurance for either new construction or rehabilitation not in conformity with the official plan.

Migration and Renewal

The kind of excessive population turnover which has weakened the housing fabric not only of the Study Area, but of many other sections of the City as well, is paradoxically a by-product of New York City's post-war prosperity. Opportunities for improved employment have attracted low-income families to New York from many sections of the country, particularly the South, and in large numbers from Puerto Rico. Under the limitations of a tight housing supply and high land and construction costs, the brownstones and tenements of the West Side — relatively easily and cheaply converted to single-room occupancy units — provided accommodations, no matter how inadequate, for the new-

comers — at least until they could improve their lot and move on to something better. Thus, the Study Area, in common with much of the rest of the West Side, as well as other sections of the City, took on the character of an unorganized and temporary reception center.

As previously stated, the reduction of excessive population turnover must be one of the prime objectives of an urban renewal program for the Area. The substitution of standard apartments for the "room and hot-plate" units into which an increasing proportion of the Area's housing has been carved, will go a long way towards accomplishing this objective. It will tend to give the neighborhood the relative population stability necessary to achieve and maintain improved living conditions. Furthermore, the benefits of renewal will accrue not only to the neighborhood as a physical entity, but to those of its present residents who are at once an unwilling cause and the chief victims of its substandard housing conditions.

An official urban renewal plan for the area, based on the policies developed in this study, would preserve to a high degree the economic integration which has been an historic asset of the West Side. Decent low-rent housing accommodations in the Area would not only improve the living conditions of many of its present residents, but would substantially ease their assimilation into the community. (The Housing Authority has previously stated that it would consider waiving its two-year residency requirement under certain circumstances.) For those persons who could not be accommodated within the renewal area, the safeguards of an official renewal program would be assurance that they would be relocated to standard apartments without overcrowding. At the very least, this would represent a substantial improvement for those who live in the Area's overcrowded tenements and brownstones.

But while a renewal program in a local area can deal with the effects of a large-scale in-migration, it cannot deal with the causes. The pressure will continue to be exerted on other sections of the City which will be susceptible to the same kind of vicious circle that has entrapped the Study Area. A solution to a complex problem of this nature is not easily come by, and obviously was beyond the scope of a renewal study devoted to a limited area. Nevertheless, the study has confirmed the importance of seeking such a solution. Just as the City cannot afford to wait until deteriorating areas become slums requiring clearance, neither can it wait until relatively sound areas begin the process of deterioration. Nor can it find a solution only in shoring up declining areas; even were this possible, ultimately such a one-sided approach must lead to a dead end. It is quite apparent that attention must be given to relieving the basic pressure, as well as to treating its effects. There must be careful study of the means for bringing the rate of in-migration and the supply of adequate housing, needed to accommodate the migrants and ease their adjustment, into better balance. The need for additional or special Federal aid to help meet this problem must also be considered.

Reduction of Overcrowding

The reduction of overcrowding within existing housing, necessary to the success of a renewal plan, is an extremely difficult and complicated problem. The occupancy provisions of the State Multiple Dwelling Law, with a formula based upon a stated number of cubic feet per person, permits serious overcrowding, particularly in older buildings with high ceilings. As a result, a City Multiple Dwelling Code was recently adopted imposing higher minimum standards based on floor area, which go into effect after 1960.

Enforcement of occupancy regulations, however, is not a simple matter during a period of housing shortage. The Department of Buildings may bring offending landlords to court, but courts are reluctant to evict people who have no place to go for shelter. The Department of Welfare is helpless alone, since it must use whatever shelter is available. The Housing Authority cannot accommodate all applicants or admit some families who do not meet eligibility requirements. By itself, each agency finds itself unable to do the job properly.

While there is no simple answer to the problems of enforcement, an experimental program like that in process in the Chelsea area holds promise of substantial results. While this does not increase the housing supply, it is designed to improve living conditions by correcting violations in substandard buildings, by reducing overcrowding, and through a process of constant attention on the part of residents and local agencies, maintain the gains once made.

The key to the experiment has been a joint approach to the problem on the part of the Departments of Buildings, Health, Education, Welfare, Sanitation, Police, the Housing Authority and the State Rent Commission, together with the Hudson Guild and the residents and owners of buildings. Tenants have been helped to improve their living

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standards, in some cases to utilize community services, and to take legal action where necessary in their own behalf. They have had support at every point from the Guild, a staff member accompanying the complainant to court where necessary. The City Department worked with the tenants and the Guild at each step. Such an approach might be applied to sections of the Study Area where rehabilitation will not take place immediately.

Relocation

The renewal program will necessarily result in the displacement of a number of families. The extent of this relocation was discussed in the section on physical planning. As previously noted, the problem is mitigated by the fact that a renewal program would be a series of small operations carried out in stages. While these stages may not be as neatly separated in practice as suggested, nevertheless they would make it possible to spread relocation over a considerable period of time and thus permit a substantial part of the movement to take place within the 20-block area.

Relocation procedures are bound up with other problems. In the type of renewal program suggested, there would be a series of small projects, with the number of persons who must be relocated varying from a few to a few hundred. The builders and developers would include many small operators undertaking the rehabilitation of a single or a few brownstones or erecting a single new building. These people have neither the desire nor ability to undertake relocation. Thus it is preferable that relocation be independent of construction, rehabilitation, or demolition for open spaces or other public purposes. Relocation programs and techniques should be the concern of a single agency – public or private – regardless of the reason for relocation, including the elimination of illegal overcrowding.

The agency would of course also cooperate closely with the Department of Buildings so that relocation to do away with over-occupancy could proceed simultaneously with the removal of tenants from buildings scheduled for demolition or rehabilitation. Families and individuals forced to move because of public programs must be assured of equal treatment, a condition which is difficult to observe if relocation for each building is handled separately. Relocation will be further complicated by the varying Federal and City relocation aids for projects being built under different programs. A relocation agency would have to work out means both to coordinate and to equalize the assistance offered those forced to move so as to insure fair and uniform treatment to all; it would work in close cooperation with the neighborhood organization and local agencies to give the necessary aid to families involved.

The agency handling relocation must be responsible and have demonstrated its fairness and competence. Several experienced organizations, both public and private, which have handled relocation on a large scale are available to carry out both the preliminary research into methods and their application. It may be that the agency running such a renewal program might find it advisable to establish its own relocation service, or it might contract with one of the established, experienced agencies to do the job. There is no principle of public versus private agencies involved in this question. It is only required that the job be done fairly and well.

"Brick and Mortar" Demonstration Project

While the essential techniques and principles of the kind of urban renewal program suggested in this report can be developed through a study, they can be proved only through operation. This is particularly true of the proposal to weave rehabilitation and new construction into an integrated plan. It is also true of the concept of creating new and needed public open spaces in a section like the pilot area, while preserving the existing street system.

Accordingly, with the approval of the Mayor, the possibility of obtaining an additional Section 314 grant for a "brick and mortar" demonstration rehabilitation project has been discussed with the appropriate Federal officials. Such a project would be for the purpose of actually rehabilitating a group of brownstones, and in connection therewith for providing a public open space of the type suggested in the design plans worked out for this study. Discussions have also been held with both local and Washington FHA officials to work out reasonable property standards so that rehabilitation plans of the type developed will be eligible for Section 220 mortgage insurance, and so that the "220" insurance could be used in the brick and mortar demonstration. This project would thus provide a limited, but important, field test of renewal recommendations.

Community Participation

Since this study is also concerned with techniques designed to arrest deterioration by strengthening the positive elements in a community, great emphasis has been placed upon cooperation between official agencies and the community and upon the community's active participation in renewal programs. To be effective, participation must come from all groups which have a stake in the community's future, including residents, property owners, businessmen, and the personnel of educational institutions, churches and social agencies. During the course of the study, contacts were made and discussions of community problems were held with all of these groups. It is quite apparent that a substantial number of citizens in and near the Study Area want to participate actively in planning and carrying out the processes of urban renewal.

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Local Community Responsibilities

Strong local support for a renewal program is needed in order to encourage both public agencies and private investors to carry through a program. Before an official renewal plan is adopted, the community and its agencies must review it in its formulation as well as in the public hearings outlined above. Local organizations will need to take an active part in the development and carrying out of an enforcement program to relieve conditions in substandard housing, and should similarly have responsibilities in the development of a relocation program. They will work with the urban renewal agency to plan for the kind of space required for community services, and with Park West and City-wide agencies to obtain additional personnel to operate programs in the new space. These responsibilities can be effectively discharged only if there is some kind of local organization through which those interested in participating can work.

The study revealed that while there are many organizations serving Park West as a whole, there is no neighborhood planning organization which serves the Study Area and its immediate periphery. In considering the possibilities of community organization and in evaluating its potentialities, it is desirable to refer to planning in connection with urban renewal in other parts of the country.

Experience of Other Cities

Urban renewal studies and projects are under way in a large number of other cities all over the country, and a number of these have gone through the planning stages and are now in operation. In developing community relationships, it has been the general practice to involve citizens through existing established neighborhood organizations. Where no local organization exists, it has been the practice to help local citizens to set one up. In Dayton, Ohio, for example, professional staff have been made available, through the Area Councils Project of the Community Welfare Council, to several neighborhoods, including one urban renewal area, to help residents to organize to work together on their common problems. In Philadelphia, Baltimore, Dayton, Detroit, Cleveland, and other cities throughout the country a professional community organization worker is provided, often through the Welfare Council, to assist renewal areas. In some cases this worker is on the staff of a neighborhood house and also associated with the Welfare Council, as in Germantown and the East Poplar renewal areas in Philadelphia; in others he may be identified solely with the Welfare Council as in Dayton.

The trend has been to identify the community organization aspects of urban renewal with non-governmental bodies in the community. The citizens, through neighborhood and community organizations, work in partnership with the governmental urban renewal agency but retain their own identity as independent organizations. In a few cases governmental financing is provided for community organization costs, as in Dayton, where the City Planning Commission purchased staff service through the Community Welfare Council, and in Philadelphia, where the Planning Commission purchased service for one unorganized area through the Citizens' Council on City Planning. Generally such financing has been handled on a contract basis with non-governmental agencies, with the contract including provisions for the protection of the citizens' rights to independent action.

Local Neighborhood Planning

Since neighborhood participation is an essential part of a renewal venture, the way in which it can be effectively developed is of importance. In some areas selected for renewal, residents will already have a council or civic organization through which they can operate. If such a neighborhood planning organization does not exist (as in the Study Area), this is not something which can be brought hastily into being. As a first step here, and in other unorganized renewal areas, leaders of

groups within the neighborhood might serve as the nucleus of a consultant group to provide liaison with an official urban renewal agency. With the help of a community organization worker, local citizens can define their responsibilities clearly and establish relationships to the urban renewal agency and to broader community and City-wide organizations. One of their essential functions would be to provide a channel of communication between residents and the urban renewal agency, and to plan with local and City-wide organizations for new and expanded services and for new approaches to some community problems.

The three neighborhood houses previously referred to are considering, with the assistance of United Neighborhood Houses, the kind of program one or more of them might be able to operate to supplement existing services to the Study Area and vicinity. The study findings would suggest that if a neighborhood house does locate in the Area, it might provide some of the services community leaders have emphasized as essential, such as neighborhood information and referral service, orientation programs for in-migrant families and for families going into public housing, the direction of community service programs in public and cooperative housing, and the utilization of space in private schools and religious institutions where it can be made available.

While emphasis has been placed here on the neighborhood which would be involved physically in an urban renewal project, the significance of a community such as exists in Park West is of equal importance. In contrast to many equivalent areas in the City where no organization exists, Park West has a wealth of leadership and a network of organizations. This community will be directly affected by what happens in the Study Area and could be counted upon to take an active part in a renewal program. While Park West organizations with their responsibilities for approximately 300,000 people could not be expected to engage in efforts to involve the residents of a local 20-block area in neighborhood participation, these organizations do play an important role in general planning and in planning for services which must be considered from the point of view of the larger community as well as the neighborhood. It is therefore expected that the community organization staff referred to in relation to the neighborhood will be working at the community level as well. This proposal does not envisage the establishment of yet another organization, but an attempt to facilitate joint planning where this is necessary to accomplish the purposes of renewal.

City-wide Participation

It is not only undesirable for any local neighborhood to operate in isolation; it is literally impossible for it to do so. Decisions about housing and schools for a small area have to be made in relation to the needs of the larger Park West community, in this case, and of the City as a whole. The same inter-relationship applies to many services such as welfare, day care, family counselling, and health services, which are actually operated by City-wide organizations. It is essential, therefore, that provision be made for sound community planning for urban renewal at the City-wide level and that it be directly related to community and neighborhood planning. It is therefore suggested that a consultant group made up of key City-wide organizations, including business, social welfare and other community interests, be set up as soon as possible to observe and advise on the progress of urban renewal planning. It is expected that, as in the local area, a more formal structure will eventually emerge at the City-wide level. It can be anticipated that this group will also need the help of professional staff to facilitate and give direction to its planning.

No attempt has been made to explore methods of financing the proposed community organization program described, although it is considered quite probable that foundations, recognizing the significance of urban renewal to the City, could be interested in providing funds to carry this aspect of the program through the initial stages, and that such funds could be obtained and administered by one or a combination of the broad City-wide social-planning agencies. Decisions about long-range financing can be made with greater certainty when an acceptable long-range plan has been developed.

The organizational plan suggested at local and City-wide levels is purposely stated in general rather than specific terms. The exact pattern best suited to New York City will need to be developed as the urban renewal program progresses. It could hamper rather than facilitate development to attempt to outline an organizational plan which cannot be projected with accuracy at this point. This report suggests a method by which deteriorating communities within the City can be rebuilt and maintained. If the public reaction to the proposals made is favorable, it will be possible to go on to more specific planning to implement them. It should be emphasized that the report is only an initial step and that a realistic program can only emerge as experience is gained from actual operation.

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APPENDIX A
ASSUMPTIONS USED IN PREPARATION OF PLANS AND ESTIMATION OF COSTS

1. HEIGHT OF BUILDINGS

All new buildings at 14 stories except two public housing structures at 20 stories, and two private structures on West 97th Street between Columbus and Amsterdam Avenues at eight stories.

2. AREAS, ROOMS, AND OCCUPANCY

Type of Housing	Sq. ft. per constr. room	Constr. rooms per apt.	Rental rooms per apt.	Persons per apt.
Conventionally financed	320	3.5	4.0	3.0
F.H.A.	275	3.5	4.0	3.0
Middle income	255	4.0	4.5	3.5
Public	215	4.0	4.5	3.8
Rehabilitation	—	—	—	1.6

3. FUTURE OCCUPANCY

Number of new apartments multiplied by the estimated average number of persons per apartment.

4. COST OF SITE ACQUISITION

120% of 1956-57 assessed values.

5. DEMOLITION COST OF PEDESTRIAN WALKS

Based on cubage estimates ranging from $.03 to $.05 per cubic foot and depending upon location and amount of demolition.

6. ESTIMATED BUILDING COST

a) **Rehabilitation:** Based on estimates of architectural consultants and independent contractors with remodeling experience in the Study Area.

b) **New Construction Costs per cubic foot:**

Type of Housing	Constr. type	Constr. cost	Constr. and other costs*
Conventionally financed	Fireproof	$1.30	$1.50
Conventionally financed	Fire resistive	1.25	1.45
FHA	Fireproof	1.30	1.50
Middle income	Fireproof	1.25	1.45
Public	Fireproof	1.25	1.45

*Includes relocation, demolition, construction, professional fees, carrying charges and miscellaneous other costs. Excludes land.

7. ESTIMATED TOTAL COSTS

Sum of Item Four, "Cost of Acquisition," and Item Six, "Estimated Building Costs."

8. ESTIMATED ASSESSED VALUATION AFTER IMPROVEMENT

The change in assessed value was determined separately for land and structures based on current formulas and assessment practices for each of the various classes of housing.

9. ESTIMATED ASSESSED VALUATION PER SQUARE FOOT

The estimated assessment divided by the future plot area.

10. PRESENT TAXES

Based on tax rate of 4.1 per $100 of current assessed valuation.

11. ESTIMATED TAXES

Based on tax rate of 4.1 per $100 of estimated assessed valuation after improvement.

12. ESTIMATED OPERATING EXPENSES

Conventionally financed	$110 per rental room per year
F.H.A. housing	93 per rental room per year
Middle-income housing	78 per rental room per year

13. RETURN ON INVESTMENT BEFORE DEPRECIATION AND DEBT SERVICE

Private housing	9%
F.H.A. housing	7½%

APPENDIX B
ESTIMATED COSTS AND RENTS OF A NEW CONVENTIONALLY FINANCED HOUSING DEVELOPMENT
(Assumed Location: Block No. 1851 Columbus Avenue Between 96th and 97th Streets)

DEVELOPMENT COSTS

Building (2,360,700 cu. ft. at $1.30 per cu. ft.)	$3,068,900
Interest charges, taxes, relocation, demolition, and other incidental development costs	413,500
Site acquisition	577,600
TOTAL	**$4,060,000**

FINANCIAL INVESTMENT

Mortgage	$2,706,600
Equity	1,353,400
TOTAL	**$4,060,000**

ANNUAL OPERATING COST

	Total	Per rental room
Maintenance, operation, and replacement reserve	$ 82,000	$110
Real estate taxes	130,600	174
Return on investment before depreciation and debt service: $4,060,000 x 9%	365,400	485
TOTAL	**$578,000**	**$769**

ANNUAL INCOME

Gross residential rents less 4% vacancy	$520,000	$692
Garage rentals, net after operating costs	20,000	27
Stores, net rental	38,000	50
TOTAL	**$578,000**	**$769**

Monthly rent,* average per D.U. (188 D.U.)	$240.00
Monthly rent, average per rental room (752 rental rooms)	60.00

*Excluding tenant gas and electricity, estimated at an average of $7.00 per dwelling unit per mouth.

APPENDIX C

ESTIMATED COSTS AND RENTS UNDER F.H.A. SECTION 220 FINANCING

(Assumed Location: Block No. 1851
Columbus Avenue Between 96th and 97th Streets)

DEVELOPMENT COSTS

Building (2,360,700 cu. ft. at $1.30 per cu. ft.)	$3,068,900
Interest charges, taxes, relocation, demolition, and other incidental development costs	413,500
Site acquisition	577,600
TOTAL	**$4,060,000**

FINANCIAL INVESTMENT

Mortgage	$3,654,000
Equity	406,000
TOTAL	**$4,060,000**

ANNUAL OPERATING COSTS

	Total	Per rental room
Maintenance, operation, and replacement reserve	$ 82,000	$ 93
Real estate taxes	130,600	149
Weighted average return on investment before depreciation: $4,060,000 x 7½%	304,500	346
TOTAL	**$517,100**	**$588**

ANNUAL INCOME

Gross residential rents less 3% vacancy	$459,100	$522
Garage rentals, net after operating costs	20,000	23
Stores, net rental	38,000	43
TOTAL	**$517,100**	**$588**

Monthly rent,* average per D.U. (220 D.U.)	$179.28
Monthly rent, average per rental room (880 rental rooms)	44.82

**Excluding tenant gas and electricity, estimated at an average of $7.00 per dwelling unit per month.*

APPENDIX D

ESTIMATED COSTS AND RENTS OF A COOPERATIVE HOUSING DEVELOPMENT BUILT UNDER THE NEW YORK STATE LIMITED PROFIT HOUSING ACT

(Assumed Location: Block No. 1225
Columbus Avenue Between 96th and 97th Streets)

DEVELOPMENT COSTS

Building (1,813,400 cu. ft. at $1.25 per cu. ft.)	$2,266,750
Interest charges, taxes, relocation, demolition, and other incidental development costs	318,070
Site acquisition	514,800
TOTAL	**$3,099,620**

FINANCIAL INVESTMENT

Mortgage (40 years, 90%, City)	$2,789,658
Equity (tenant-cooperators, 10%)	309,962
TOTAL	**$3,099,620**

ANNUAL OPERATING COSTS

	Total	Per rental room
Maintenance, operation and replacement reserves	$ 51,246	$ 78
Real estate taxes	60,361	92
Interest and amortization on loan..	118,839	181
Management and supervision fee (City)	1,183	2
TOTAL	**$231,629**	**$353**

ANNUAL INCOME

Gross residential rents less 3% vacancy	$173,045	$263
Garage rentals, net after operating costs (90 cars)	20,000	
Stores, net rental	38,000	
Washing machines	584	
TOTAL	**$231,629**	**$353**

Down payment, average, per rental room (657 rental rooms)	$472.00
Monthly charges,* average, per D.U. (146 D.U.)	95.81
Monthly charges, average, per rental room	21.29

**Excluding tenant gas and electricity, estimated at an average of $7.00 per dwelling unit per month.*

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APPENDIX E
WEST SIDE URBAN RENEWAL PILOT AREA

ESTIMATED DWELLING UNITS, TAXES AND COSTS — PLAN A, STAGES I AND II

Block	Indicated Re-use of Site	Total Existing Occupied Living Quarters	Proposed New Dwelling Units: If Conventionally Financed	Proposed New Dwelling Units: If F.H.A. Financed	Present Assessed Valuation	Future Assessed Valuation	Present Taxes	Future Taxes	Cost of Acquisition: Total	Cost of Acquisition: Per Square Foot	Demolition Cost	Building Cost	Total Cost
	STAGE I												
1223	Private housing	32	106	122	$ 245,000	$ 1,665,800	$ 10,045	$ 68,298	$ 294,000	$20.90	Included	$ 1,829,100	$ 2,123,100
1851	Private housing	128	145	170	333,000	2,218,800	13,653	90,970	399,600	9.68	in	2,425,600	2,825,200
	Total private housing	160	251	292	578,000	3,884,600	23,698	159,268	693,600	12.53	Bldg. Cost	4,254,700	4,948,300
1225	Rehabilitation	203	184	184	368,500	886,000	15,109	36,326	442,200	11.84	"	690,000	1,132,200
1224	Rehabilitation	159	136	136	319,500	702,000	13,100	28,782	383,400	12.87	"	510,000	893,400
	Total rehabilitation	362	320	320	688,000	1,588,000	28,209	65,108	825,600	12.30		1,200,000	2,025,600
1225	Middle income housing	64	146	146	429,000	1,472,220	17,589	60,361	514,800	17.52	"	2,584,820	3,099,620
1221	Public housing	223	237	237	523,300	523,300	21,455	21,455	627,960	19.77	"	2,691,800	3,319,760
1226	Public area	17	0	0	93,000	—	3,813	—	111,600	10.80	4,900	20,700	137,200
1225	Public area	44	0	0	142,500	—	5,843	—	171,000	12.92	12,500	24,000	207,500
	Total public area	61	0	0	235,500	—	9,656	—	282,600	11.99	17,400	44,700	344,700
	Summary, Stage I	**870**	**954**	**995**	**2,453,800**	**7,468,120**	**100,607**	**306,192**	**2,944,560**	**14.21**	**17,400**	**10,776,020**	**13,737,980**
	STAGE II												
1851	Private housing	99	188	220	481,300	3,189,400	19,733	130,600	577,600	15.58	Included	3,482,400	4,060,000
1832	Private housing	152	128	149	389,000	2,356,400	15,949	96,612	436,800	17.27	in	2,519,500	2,986,300
1851	Private housing	77	140	162	252,000	2,160,300	10,332	88,572	302,400	18.35	Bldg. Cost	2,477,200	2,779,600
	Total private housing	328	456	531	1,122,300	7,706,100	46,014	315,784	1,346,800	16.71		8,479,100	9,825,900
1226	Rehabilitation	261	184	184	425,000	942,500	17,425	38,643	510,000	12.24	"	690,000	1,200,000
1222	Rehabilitation	103	96	96	236,500	506,500	9,697	20,767	283,800	12.55	"	360,000	643,800
	Total rehabilitation	364	280	280	661,500	1,449,000	27,122	59,410	793,800	12.35		1,050,000	1,843,800
1222	Middle income housing	105	130	130	305,000	1,245,722	12,505	51,075	366,000	18.17	"	2,280,270	2,646,270
1224	Middle income housing	121	104	104	404,500	1,212,061	16,585	49,695	485,400	20.54	"	2,046,269	2,531,669
	Total middle income housing	226	234	234	709,500	2,457,783	29,090	100,770	851,400	19.45		4,326,539	5,177,939
1221	Public housing	184	237	237	523,300	523,300	21,455	21,455	627,960	21.72	"	2,691,800	3,319,700
1224	Public area	86	0	0	190,500	0	7,810	0	228,600	13.29	22,100	32,000	282,700
	Summary, Stage II	**1,188**	**1,207**	**1,282**	**3,207,100**	**12,136,183**	**131,491**	**497,419**	**3,943,560**	**16.39**	**22,100**	**16,579,439**	**20,450,099**
	Summary, Stages I and II	**2,058**	**2,161**	**2,277**	**5,660,900**	**19,604,303**	**232,098**	**803,611**	**6,793,120**	**15.37**	**39,500**	**27,355,459**	**34,188,079**
1205	New school — (Stage I)	609											
1219	New school playground — (Stage II)	112											

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APPENDIX F
WEST SIDE URBAN RENEWAL PILOT AREA

ESTIMATED DWELLING UNITS, TAXES AND COSTS — PLAN B, STAGES I AND II

Block	Indicated Re-use of Site	Total Existing Occupied Living Quarters	Proposed New Dwelling Units: If Conventionally Financed	Proposed New Dwelling Units: If F.H.A. Financed	Present Assessed Valuation	Future Assessed Valuation	Present Taxes	Future Taxes	Cost of Acquisition: Total	Cost of Acquisition: Per Square Foot	Demolition Cost	Building Cost	Total Cost
	STAGE I												
1851	Private housing	77	140	162	$ 252,000	$ 2,160,300	$ 10,332	$ 88,572	$ 302,400	$18.35	Included	$ 2,477,200	$ 2,779,600
1221	Rehabilitation	53	100	100	300,000	663,700	12,300	27,212	360,000	17.87	in	485,000	845,000
1222	Rehabilitation	103	96	96	236,500	506,500	9,696	20,767	283,800	12.55	Bldg. Cost	360,000	643,800
1226	Rehabilitation	291	204	204	449,000	1,015,000	18,409	41,615	538,800	10.94	"	754,700	1,293,500
	Total rehabilitation	447	400	400	985,500	2,185,200	40,405	89,594	1,182,600	12.86		1,599,700	2,782,300
1225	Middle income housing	44	146	146	377,000	1,454,683	15,457	59,642	452,400	18.59	"	2,629,430	3,081,830
1221	Public housing	223	237	237	523,300	523,300	21,455	21,455	627,960	19.77	"	2,691,800	3,319,760
1226	Public area	17	0	0	93,000	0	3,813	0	111,600	10.80	4,900	20,700	137,200
	Summary, Stage I	**808**	**923**	**945**	**2,230,800**	**6,323,483**	**91,462**	**259,263**	**2,676,960**	**15.30**	**4,900**	**9,418,830**	**12,100,690**
	STAGE II												
1851	Private housing	79	128	149	286,000	2,232,800	11,726	91,545	343,200	16.94	Included	2,519,500	2,862,700
1832	Private housing	118	104	121	364,000	2,159,600	14,924	88,544	436,800	17.98	in	2,297,300	2,734,100
	Total private housing	197	232	270	650,000	4,392,400	26,650	180,089	780,000	17.51	Bldg. Cost	4,816,800	5,596,800
1224	Rehabilitation	247	208	208	485,500	1,080,800	19,906	44,313	582,600	13.90	"	793,800	1,376,400
1225	Rehabilitation	203	184	184	368,500	885,000	15,108	36,326	442,200	11.84	"	690,000	1,132,200
1851	Rehabilitation	128	152	152	303,000	784,500	12,423	32,165	363,600	11.85	"	642,000	1,005,600
1832	Rehabilitation	410	188	188	446,500	986,800	18,307	40,459	535,800	11.43	"	720,400	1,256,200
	Total rehabilitation	988	732	732	1,603,500	3,738,100	65,744	153,263	1,924,200	12.27	"	2,846,200	4,770,400
1221	Middle income housing	323	210	210	606,100	1,978,981	24,850	81,138	727,320	17.64	"	3,427,974	4,155,234
1221	Public housing	233	237	237	523,300	523,300	21,455	21,455	627,960	18.31	"	2,691,800	3,319,760
1225	Public area	44	0	0	142,500	0	5,843	0	171,000	12.92	12,500	24,000	207,500
	Summary, Stage II	**1,785**	**1,411**	**1,449**	**3,525,400**	**10,632,781**	**144,542**	**435,945**	**4,230,480**	**14.58**	**12,500**	**13,806,774**	**18,049,754**
	Summary, — Stages I and II	**2,593**	**2,334**	**2,394**	**5,756,200**	**16,956,264**	**236,004**	**695,208**	**6,907,440**	**14.97**	**17,400**	**23,225,604**	**30,150,444**
1205	New school — (Stage I)	609											
1219	New school playground — (Stage II)	112											

Prepared by: Department of City Planning
January — 1958

Block	Indicated Re-use of Site	Proposed New Dwelling Units If Conventionally Financed[1]	Proposed New Dwelling Units If F.H.A. Financed[1]	Assumed Population If Conventionally Financed[1]	Assumed Population If F.H.A. Financed[1]	Relocation—Families[2] and Individuals by Racial and Ethnic Group: Total Families	Total Individuals	White, Non-Puerto Rican Families	White, Non-Puerto Rican Individuals	Nonwhite, Non-Puerto Rican Families	Nonwhite, Non-Puerto Rican Individuals	Puerto Rican Families	Puerto Rican Individuals
	STAGE I												
1223	Private housing	106	122	318	366	41	93	29	62	7	16	5	15
1851	Private housing	145	170	435	510	143	246	82	134	27	46	34	66
	Total private housing	251	292	753	876	184	339	111	196	34	62	39	81
12[illegible]	Rehabilitation	184	184	295	295	253	413	159	228	20	38	74	147
1224	Rehabilitation	136	136	218	218	194	304	135	197	31	47	28	60
	Total rehabilitation	320	320	513	513	447	717	294	425	51	85	102	207
1225	Middle income housing	146	146	511	511	88	218	52	113	—	—	36	105
1221	Public housing	237	237	900	900	333	768	117	214	22	44	194	510
1226	Public area	0	0	0	0	20	36	6	11	14	25	—	—
1225	Public area	0	0	0	0	64	131	26	51	9	21	29	59
	Total public area	0	0	0	0	84	167	32	62	23	46	29	59
	Summary, Stage I	**954**	**995**	**2,677**	**2,800**	**1,136**	**2,209**	**606**	**1,010**	**130**	**237**	**400**	**962**
	STAGE II												
1851	Private housing	188	220	564	660	159	364	137	297	1	3	21	64
1832	Private housing	128	149	384	447	175	361	50	107	6	15	119	239
1851	Private housing	140	162	420	486	88	201	74	160	2	6	12	35
	Total private housing	456	531	1,368	1,593	422	926	261	564	9	24	152	338
1226	Rehabilitation	184	184	294	294	309	511	218	318	8	11	83	182
1222	Rehabilitation	96	96	154	154	99	141	99	141	—	—	—	—
	Total rehabilitation	280	280	448	448	408	652	317	459	8	11	83	182
1222	Middle income housing	130	130	455	455	166	389	62	134	13	32	91	223
1224	Middle income housing	104	104	364	364	156	292	78	166	—	—	78	126
	Total middle income housing	234	234	819	819	322	681	140	300	13	32	169	349
1221	Public housing	237	237	900	900	241	566	107	230	13	32	121	304
1224	Public area	0	0	0	0	112	245	46	68	—	—	66	177
	Summary, Stage II	**1,207**	**1,282**	**3,535**	**3,760**	**1,505**	**3,070**	**871**	**1,621**	**43**	**99**	**591**	**1,350**
	Summary, Stages I and II	**2,161**	**2,277**	**6,212**	**6,560**	**2,641**	**5,279**	**1,477**	**2,631**	**173**	**336**	**991**	**2,312**
1205	New school — (Stage I)					653	1,400	335	665	62	123	256	612
1219	New school playground — (Stage II)					120	250	62	123	9	18	49	109

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Pilot Area Statistics (Existing)	
Population	14,249
No. of Dwelling Units	5,227
No. of Non-Dwelling Units	466
Total No. of Living Quarters	5,693

Income of Relocation Families[2]	Less Than $3000	$3000 to $5000	Over $5000
Stage I	564	289	283
Stage II	719	396	390
Stages I and II	1,283	685	673

[1] Difference between conventional and F.H.A. financing affects private housing only.
[2] For definition of families see page 23.

APPENDIX H

RELOCATION OF FAMILIES AND INDIVIDUALS AND PROPOSED NEW DWELLING UNITS AND POPULATION — PLAN B, STAGES I AND II

Block	Indicated Re-use of Site	Proposed New Dwelling Units: If Conventionally Financed[1]	Proposed New Dwelling Units: If F.H.A. Financed[1]	Assumed Population: If Conventionally Financed[1]	Assumed Population: If F.H.A. Financed[1]	Relocation—Families[2] and Individuals by Racial and Ethnic Group: Total Families	Total Individuals	White, Non-Puerto Rican Families	White, Non-Puerto Rican Individuals	Nonwhite, Non-Puerto Rican Families	Nonwhite, Non-Puerto Rican Individuals	Puerto Rican Families	Puerto Rican Individuals
	STAGE I												
1851	Private housing	140	162	420	486	88	201	74	160	2	6	12	35
1221	Rehabilitation	100	100	160	160	83	189	70	151	4	10	9	28
1222	Rehabilitation	96	96	154	154	114	141	114	141	—	—	—	—
1226	Rehabilitation	204	204	326	326	365	631	235	359	9	15	121	257
	Total rehabilitation	400	400	640	640	562	961	419	651	13	25	130	285
1225	Middle income housing	146	146	511	511	69	176	33	71	—	—	36	105
1221	Public housing	237	237	900	900	333	768	117	214	22	44	194	510
1226	Public area	0	0	0	0	20	36	6	11	14	25	—	—
	Summary, Stage I	**923**	**945**	**2,471**	**2,537**	**1,072**	**2,142**	**349**	**1,107**	**51**	**100**	**372**	**935**
	STAGE II												
1851	Private housing	128	149	384	447	122	279	105	227	1	3	16	49
1832	Private housing	104	121	312	363	135	293	63	137	12	29	60	127
	Total private housing	232	270	696	810	257	572	168	364	13	32	76	176
1224	Rehabilitation	208	208	333	333	320	562	162	241	30	47	128	274
1225	Rehabilitation	184	184	295	295	259	413	159	228	26	38	74	147
1851	Rehabilitation	152	152	243	243	136	237	96	159	7	12	33	66
1832	Rehabilitation	188	188	300	300	439	660	139	193	31	44	269	423
	Total rehabilitation	732	732	1,171	1,171	1,154	1,872	556	821	94	141	504	910
1221	Middle income housing	210	210	735	735	396	830	203	438	12	28	181	364
1221	Public housing	237	237	900	900	299	690	120	257	15	36	164	397
1225	Public area	0	0	0	0	64	131	26	51	9	21	29	59
	Summary, Stage II	**1,411**	**1,449**	**3,502**	**3,616**	**2,170**	**4,095**	**1,073**	**1,931**	**143**	**258**	**954**	**1,906**
	Summary, Stages I and II	**2,334**	**2,394**	**5,973**	**6,153**	**3,242**	**6,237**	**1,722**	**3,038**	**194**	**358**	**1,326**	**2,841**
1205	New school — (Stage I)					653	1,400	335	665	62	123	256	612
1219	New school playground — (Stage II)					120	250	62	123	9	18	49	109

[1] Difference between conventional and F.H.A. financing affects private housing only.
[2] For definition of families see page 23.

	Income of Relocation Families[2]		
	Less Than $3000	$3000 to $5000	Over $5000
Stage I	501	285	286
Stage II	1,109	541	520
Stages I and II	1,610	826	806

Special note should be taken of the patience and helpfulness of the residents and property owners in the Study Area in answering questions in the population and housing survey, in permitting the necessary inspections and in enduring the inconvenience which any local area study creates. Many community leaders and organizations also gave freely of their experience and time in the gathering of information and in making constructive suggestions on various aspects of local problems: mortgage lending, real estate development, community organization, school problems and the like. Special mention should be made of the East River Savings Bank which donated office space in the Study Area to the Community Organization Consultant.

The Study Consultants and their staffs worked under difficult contract conditions and much of their compensation must come from the satisfaction of doing work of high civic importance. It is a matter of deep regret that it is impossible to include in the lists of the City Departments, which contributed extensively to the Study, the names of the many individuals who made valuable and substantial contributions. As the Department of City Planning was charged both with the analysis of the work of the Consultants and other City Departments and supplying much basic information, many members of the Department had an important part in the Study; only the supervisory and policy staff are listed.

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